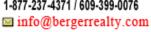




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076







1318 Pacific Avenue Atlantic City, NJ 08401

Asking \$899,000.00









## **COMMENTS**

Prime Retail Opportunity in Atlantic City\'s Booming Orange Loop! Unlock the potential of this rare retail opportunity featuring two contiguous buildings with a combined 54 feet of retail frontage and +/- 3,544 usable square feet. These flexible spaces can function as four individual storefronts or one expansive retail unit, offering versatility to suit any business model. A paved off-street parking lot adds convenience, while a large front-lit billboard—featuring two rentable ad spaces—provides prime exposure. One building comes with land use approval and engineering plans for a Class 5 cannabis dispensary, streamlining your path to operation. Any plans and approvals must be confirmed by a buyer during their due diligence period.

## **PROPERTY DETAILS**

Exterior OutsideFeatures ParkingGarage Water 6 to 10 Spaces Public **Brick Face** Sign Off Street Paved

Sewer **Public Sewer** 



Ask for Alexandra Caulfield Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

Email to: aic@bergerrealty.com

