

# Berger Realty

Since 1928



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



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
Brick Face	Sign	6 to 10 Spaces	Public
		Off Street	
		Paved	

Sewer  
Public Sewer



Ask for Ellwood Paisley, Jr.  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: esp@bergerrealty.com

