

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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



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