

Berger Realty

Since 1920



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

