

# Berger Realty

Since 1928



Berger Realty, Inc.  
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Ocean City, NJ 08226  
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2310 Arctic Ave  
Atlantic City, NJ 08401

Asking \$999,000.00



## COMMENTS

Incredible value in the heart of Atlantic City for just \$999,000! This versatile portfolio includes three mixed-use/commercial buildings, two paved lots, and a high-visibility location across from Bass Pro Shops & White House Sub Shop. Just steps from the Expressway and surrounded by The Walk Outlets, top restaurants, and major foot traffic. With active and vacant retail spaces, four apartments (three leased, one newly renovated), office space, a former bakery with existing infrastructure, and off-street parking, this property is packed with income and redevelopment potential. Perfect for buyers, investors, or users looking to capitalize on Atlantic City's momentum. With strategic improvements, these spaces could serve a variety of uses to maximize revenue and align with the area's ongoing redevelopment. ?? Request our full marketing package today and discover the endless possibilities!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Brick	Sign	Off Street	Living Space Available
Masonry	Storage Building	Paved	Storage
Heating	Cooling	Water	Sewer
Gas-Natural	Central	Public	Public Sewer
Hot Water	Multi-Zoned		
Multi-Zoned	Window Units		



Ask for Lureen "Lani" Calcara  
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