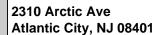




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com





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



Ask for Norman Hartzel Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to:

