

# Berger Realty

Since 1928



Ocean 17  
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442 Massachusetts Ave  
Atlantic City, NJ 08401

Asking \$125,000.00



#### COMMENTS

Available Lot in Gardner's Basin – Quiet Residential Setting in Uptown AC Variance Required  
This 4,218 sq ft lot is nestled in the sought-after Gardner's Basin section of Uptown Atlantic City—a residential area known for its quieter atmosphere, historic bungalows, and close-knit community. Zoned R-1, the lot does not currently meet zoning requirements for a single-family home—buyer is responsible for obtaining a variance. Variances Required 1. 4,218 sq. ft lot area where 4,500 sq ft is required. 2. 56.25 ft lot width where 60 ft is required. Variance Plan is already complete and available. Public utilities available: water, sewer, and gas. Enjoy proximity to the Marina District, waterfront restaurants, and local attractions while being tucked away from the city's busy center. A great opportunity to build in a charming, established neighborhood.

#### PROPERTY DETAILS



Ask for Matthew Galownia  
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