

# Berger Realty

Since 1920



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**133 & 137 Montgomery  
Atlantic City, NJ 08401**

**Asking \$2,699,000.00**



#### COMMENTS

A rare and remarkable offering awaits on the border of Atlantic City and Ventnor. These side-by-side beachfront vacant lots—133 and 137 Montgomery Avenue—present a unique opportunity to build your dream property or investment project in one of the most desirable coastal corridors in South Jersey. CAFRA approved and perfectly positioned steps from the sand and boardwalk, these lots offer unobstructed ocean views, fresh sea breezes, and direct beach access. Combined, the lots provide generous space for creative design, all while being close to the vibrant energy of Atlantic City and the charming community of Ventnor. Enjoy the best of both worlds—peaceful beachfront living with dining, shopping, casinos, and entertainment just minutes away. Don't miss this rare chance to own prime beachfront real estate in a fast-growing and sought-after location.

#### PROPERTY DETAILS



Ask for Monica Raab  
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