

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



445 Atlantic  
Atlantic City, NJ 08401

Asking \$8,000,000.00



#### COMMENTS

A 2.7-Acre Development Site in the Coveted NEIRA Zone. Seize a once-in-a-generation opportunity to shape the future of Atlantic City. Located within the highly sought-after Northeast Inlet Renewal Area (NEIRA), this 2.7-acre swath of land located at Atlantic Ave and North Massachusetts Avenues is a developer's dream. With its prime location, this property offers an unparalleled canvas for a landmark mixed-use project. With approvals in place for low and mid rise residential and conditional approvals for commercial, this site is ready to go. The property's coveted NEIRA zoning provides a clear and powerful advantage, confirming a pre-approved path for low-rise and mid-rise residential development, with conditional commercial use considered. This strategic zoning is a testament to the city's commitment to revitalizing this neighborhood, making it an ideal location for an investment poised for high growth. Your future project here will be more than a building; it will be a cornerstone of the Northeast Inlet's transformation. Positioned a short walk from the iconic Boardwalk and beach, and at the nexus of the city's dynamic entertainment district, this location offers the perfect blend of residential desirability and commercial visibility. This is a rare opportunity to acquire one of the largest undeveloped parcels in a zone specifically targeted for revitalization and investment. Don't just build a project—build a legacy in the heart of Atlantic City's resurgence.

#### PROPERTY DETAILS



Ask for Joanne Kelly  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: jmk@bergerrealty.com

