

# Berger Realty

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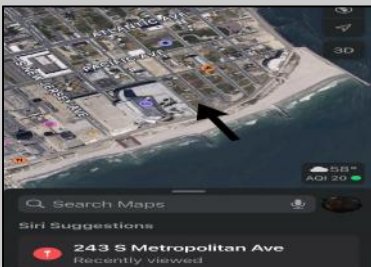
Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

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243 Metropolitan Ave  
Atlantic City, NJ 08401

Asking \$220,000.00



#### COMMENTS

This prime ocean block property is located adjacent to the Ocean Casino in Atlantic City in the LH-2 District offering an unparalleled investment opportunity. Just steps away from the beach and the city's iconic Boardwalk, the lot provides a prime location for potential commercial and residential development. It is ideally positioned near the Island water park in the Showboat Resort, making it an attractive site for hospitality, retail, or luxury real estate projects. \*\*The property alone would require a use variance for single family or duplex use and numerous bulk and area variances.

#### PROPERTY DETAILS



Ask for Christopher Malinowski  
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