

# Berger Realty

Since 1928



**Berger Realty, Inc**  
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**555 Maryland Ave**  
**Atlantic City, NJ 08401**

**Asking \$1,200,000.00**



## COMMENTS

**RARE OPPORTUNITY** Zoned Commercial Marina, this Multi Family unique waterfront includes 50 ft riparian rights on the Delta Basin, total of 5 deep-water boat slips, two 40ft & three 28ft floating docks, which can be rented. **LOCATED** a short drive from Gardeners Basin, Casinos, Beaches & Boardwalk. Main house 3 bedrooms & 3 baths, includes 2 suite bathrooms on the 2nd & 3rd flr. Additional 1 bedroom penthouse apartment on the top floor with full kitchen, bathroom & laundry. Breathtaking waterfront views from the many balconies. Large windows capturing the scenic skyline. Also a full bath & studio apartment on main level for boaters access to storage/garage, Upgrades include a new roof, boiler, & HVAC. Furnished or unfurnished, solid rental income! Dont miss out. Schedule your tour today.

## PROPERTY DETAILS

|                    |                    |           |                |
|--------------------|--------------------|-----------|----------------|
| ParkingGarage      | OtherRooms         | Heating   | Cooling        |
| Three or More Cars | Breakfast Nook     | Baseboard | Ceiling Fan(s) |
|                    | Eat In Kitchen     | Hot Water | Central        |
|                    | Kitchen            |           | Multi-Zoned    |
|                    | Laundry/Utility Rm |           |                |
|                    | Living Room        |           |                |
|                    | Loft               |           |                |
|                    | Storage Attic      |           |                |



Sewer  
Public Sewer  
**Asker for Michael Wallitsch**  
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