Berger Realty
Since 1920

Berger Realty, Inc.
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REALTOR

**2524 Arctic Ave**
**Atlantic City, NJ 08401**

**Asking $449,999.00**

## COMMENTS

Dive into success with this 5,300sf +/- hotspot on the bustling Arctic & Texas Avenue corner, where 20,000+ vehicles pass daily! Steps from the vibrant Silk Road redevelopment in historic Ducktown, this event venue, spanning 2 lots, (including ~0.34-acre lot across), is perfect for retail, recreation, or mixed-use. With a newer roof, 9 off-street parking spaces, & on-street options, accessibility is a breeze. Across from Texas Ave School, it's a sun-soaked visibility winner! Featuring 4 bathrooms (2 main, 2 upper), 2 walk-in coolers (refrigerator & freezer), & a 12' overhead door for easy loading, this space is cool for your next venture. 2 floors with separate electric, heating, & air-conditioning offer flexibility to spark any business vision. Previously a retail/wholesale hub, seize this end-of-summer deal & ride the wave to success!

## PROPERTY DETAILS

| Exterior | OutsideFeatures | ParkingGarage | InteriorFeatures |
|---|---|---|---|
| Block | Recreation Facilities | 11 or More Spaces | 220 Volt Electricity |
| Frame/Wood | Restrooms | Off Street | Restroom |
| | Sign | | Smoke/Fire Alarm |
| | Truck Door | | |

| Heating | Cooling | HotWater | Water |
|---|---|---|---|
| Gas-Natural | Central | Gas | Public |
| Multi-Zoned | Multi-Zoned | | |

SALE

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Ask for Bader - Collins Associates
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