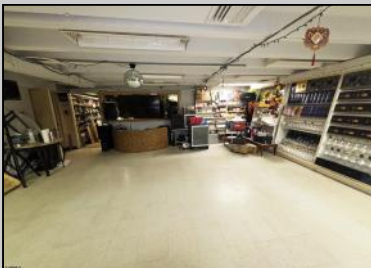
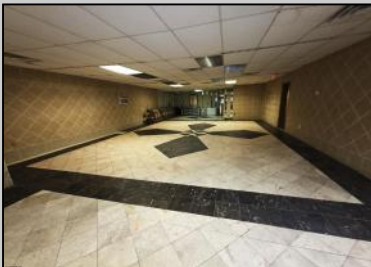


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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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           |                   |                      |



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