

# Berger Realty

Since 1928



Berger Realty, Inc.  
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239 Arizona  
Atlantic City, NJ 08401

Asking \$699,000.00



#### COMMENTS

Waterfront Development Opportunity – 239 N. Arizona Ave, Atlantic City Rare opportunity to own a prime waterfront property in Atlantic City with 78.18 feet of frontage and full ownership of riparian water rights. Plans are in place for a 6-unit condominium project. The City of Atlantic City has committed to installing a brand-new bulkhead at a cost of \$150,000, with all documentation already signed by the owner. Updated approvals and plan renewals are straightforward. Key Highlights: Riparian Grant – you own the water rights. Use Variance Permit granted. State of New Jersey DEP Watershed & Land Management Permit in place. Clean environmental approvals. Ducktown bulkhead replacement project underway, boosting long-term waterfront stability and value. Waterfront opportunities like this are extremely limited — especially in this neighborhood and at this price point. This location offers incredible potential whether you're looking to develop, resell, or enjoy as your own. With Ducktown's ongoing revitalization and scarce waterfront inventory, this is truly a one-of-a-kind chance to secure a prime piece of Atlantic City real estate.

#### PROPERTY DETAILS



Ask for F. Evans Campbell  
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Call: 609-399-4211  
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