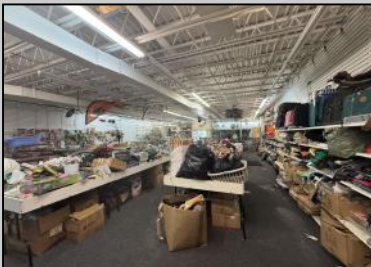


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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1626-30 Atlantic  
Atlantic City, NJ 08401

Asking \$999,000.00



## COMMENTS

Prime commercial property in the heart of Atlantic City! Turnkey bodega/storefront with high visibility and heavy foot traffic, ideal for convenience, grocery, or specialty retail. Located on a busy retail corridor near casinos, hotels, residential areas, and public transportation. Excellent opportunity for owner-operators or investors—income-producing with strong neighborhood presence and growth potential. Zoned for flexible commercial use with existing setup and great visibility on Atlantic Ave. Owner has filed for permits to reopen the store in order to make it easier for the future owner.

## PROPERTY DETAILS

|                   |                             |                        |                    |
|-------------------|-----------------------------|------------------------|--------------------|
| Exterior<br>Brick | ParkingGarage<br>Off Street | Heating<br>Gas-Natural | Cooling<br>Central |
| Water<br>Public   | Sewer<br>Public Sewer       |                        |                    |



Ask for Denise Kelley  
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