

# Berger Realty

• Since 1928 •



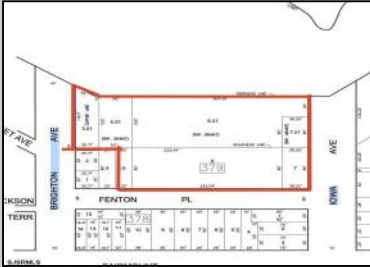
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Ocean City, NJ 08226  
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2827-29 Fenton  
Atlantic City, NJ 08401

Asking \$1,299,000.00



## COMMENTS

CAFRA approved with approx. 390 feet of waterfront! This rare opportunity includes 12 lots across from historic Bader Field—ideal for redeveloping a marina, waterfront homes, or a mixed-use project. Features a 3,200 sq ft 8-bay garage, 3,000 sq ft boathouse/restaurant, and over an acre of OWNED WATER FOR floating docks. Potential for 14 properties or a condo-marina blend. Endless possibilities for income and development in a prime coastal location! This is your chance to create something iconic on the Jersey Shore—where lifestyle meets investment potential. Bring your vision to life and seize this once-in-a-generation opportunity. Inquire today!

## PROPERTY DETAILS



Ask for James P. Monroe  
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Call: 609-399-4211  
Email to: jmp@bergerrealty.com

