

# Berger Realty

Since 1928



Berger Realty, Inc.  
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111 Oriental Ave  
Atlantic City, NJ 08401

Asking \$999,000.00



## COMMENTS

Opportunity meets vision at 111 Oriental Avenue, a property positioned just steps from the Atlantic City Boardwalk and the oceanfront. The structure has already been gutted and fit out for six units - five two-bedroom, one one-bedroom - all with one bath, in accordance with the City's current six-unit limit. A variance would be required for any additional units, including the potential to reactivate the basement level which was once utilized for living space. The groundwork has been laid with all brand-new windows installed, plywood flooring in place, and a full basement offering added flexibility pending approvals. What makes this offering compelling is not only the existing configuration, but the location. With direct ocean views, immediate access to the beach, and proximity to the Ocean Casino Resort and the surrounding corridor of redevelopment, this is the kind of project where smart capital and strong execution will capture the momentum of a market in transition. The area is benefiting from ongoing investment and revitalization, creating the conditions for significant upside in both short-term rental strategies such as Airbnb and long-term, stabilized income approaches.

## PROPERTY DETAILS

|                 |               |                    |                  |
|-----------------|---------------|--------------------|------------------|
| OutsideFeatures | ParkingGarage | Basement           | Heating          |
| Sidewalks       | None          | 6 Ft. or More Room | Head Gas-Natural |
|                 |               | Full               |                  |



Sewer  
Public for  
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