

# Berger Realty

Since 1928



Ocean 17  
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2015 Riverside  
Atlantic City, NJ 08401

Asking \$189,999.00



#### COMMENTS

Prime 100' x 131' waterfront parcel on desirable North Riverside Drive in Venice Park. This rare offering combines two 50' adjoining lots (Lots #12 and 13), sold together to create an expansive development opportunity with direct water access. Zoned Marine Commercial, the property offers exceptional versatility. A CAFRA permit is already secured for the construction of a commercial building with a second-floor residential unit—streamlining the path to your future project. Whether you're an investor, builder, or visionary developer, this premium location provides outstanding potential in a sought-after waterfront community.

#### PROPERTY DETAILS

ParkingGarage	Water	Sewer
Off Street	Public	Public Sewer



Ask for Grant Halliday  
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