

# Berger Realty

Since 1926



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



2524 Arctic Ave, Atlantic City, NJ, 08401

Price \$449,999.00

## PROPERTY DETAILS

|              |          |
|--------------|----------|
| Total Rooms  |          |
| Bedrooms     | 0        |
| Baths Full   | 0        |
| Baths Half   | 0        |
| Year Built   |          |
| Type         |          |
| Block Number | 274,275  |
| Listing #    | 599294   |
| Taxes        | 12945.00 |

## COMMENTS

*Dive into success with this 5,300sf +/- hotspot on the bustling Arctic & Texas Avenue corner, where 20,000+ vehicles pass daily! Steps from the vibrant Silk Road redevelopment in historic Ducktown, this event venue, spanning 2 lots, (including ~0.34-acre lot across), is perfect for retail, recreation, or mixed-use. With a newer roof, 9 off-street parking spaces, & on-stree...*

## PROPERTY FEATURES

|                                       |                                                                             |                                                  |                                                                          |
|---------------------------------------|-----------------------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------------------------------|
| Exterior<br>Block<br>Frame/Wood       | OutsideFeatures<br>Recreation Facilities<br>Restrooms<br>Sign<br>Truck Door | ParkingGarage<br>11 or More Spaces<br>Off Street | InteriorFeatures<br>220 Volt Electricity<br>Restroom<br>Smoke/Fire Alarm |
| Heating<br>Gas-Natural<br>Multi-Zoned | Cooling<br>Central<br>Multi-Zoned                                           | HotWater<br>Gas                                  | Water<br>Public                                                          |
| Sewer<br>Public Sewer                 |                                                                             |                                                  |                                                                          |

## CONTACT



Ask for Dawn Scarlata  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-425-2933  
Email to: dns@bergerrealty.com

Scan to see Property page.



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