



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



206-211 Iowa, Atlantic City, NJ, 08401

Price \$1,299,000.00



#### PROPERTY DETAILS

|              |          |
|--------------|----------|
| Total Rooms  | 0        |
| Bedrooms     | 0        |
| Baths Full   | 0        |
| Baths Half   | 0        |
| Year Built   | 1970     |
| Type         |          |
| Block Number | 379      |
| Listing #    | 601419   |
| Taxes        | 22383.00 |

#### 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...

#### PROPERTY FEATURES

|                   |                                                                             |                             |                                         |
|-------------------|-----------------------------------------------------------------------------|-----------------------------|-----------------------------------------|
| Exterior<br>Block | OutsideFeatures<br>Dock/Pier/Slip<br>Fence<br>Restrooms<br>Storage Building | ParkingGarage<br>Off Street | InteriorFeatures<br>Restroom<br>Storage |
| Basement<br>Slab  | Water<br>Public                                                             | Sewer<br>Public Sewer       |                                         |

#### CONTACT



Ask for Patricia (Trish) Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-425-9254  
Email to: pjs@bergerrealty.com

Scan to see Property page.



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