

# Berger Realty

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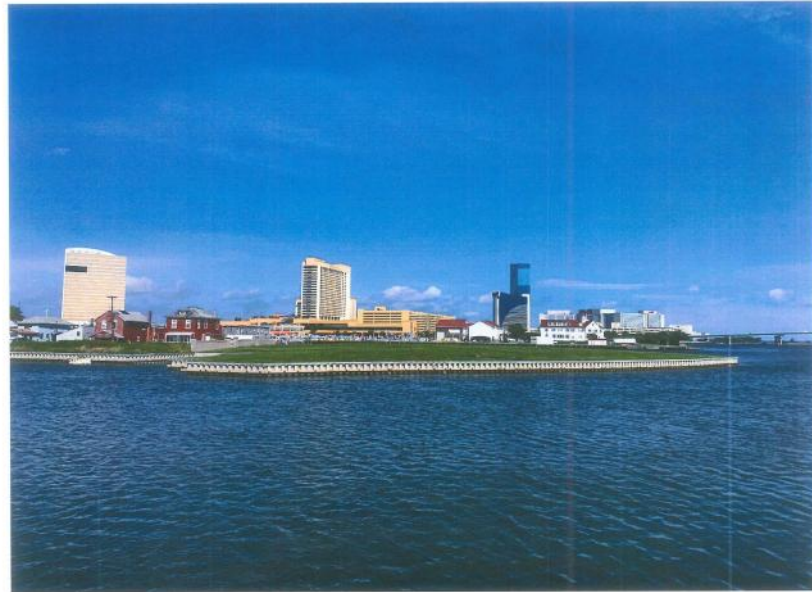
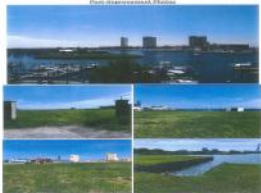
Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

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415 Carson Ave  
Atlantic City, NJ 08401

Asking \$4,900,000.00



## COMMENTS

The PREMIER WATERFRONT LOCATION on the entire EAST COAST. These properties are direct waterfront with 300' bulkheads overlooking Gardener's Basin, Golden Nugget Marina-Casino, and direct access to Atlantic Ocean via one of the best deep-water inlets on the coast. Multiple properties being offered in this package price with adjacent properties available to complete assemblage that would provide an additional 900' of direct bulkheaded waterfront property. Previously zoned marine commercial now R-3 (Residential) ready for multiple uses. Seller will also consider long term ground lease proposals to credit tenant.

## PROPERTY DETAILS



Ask for James P. Monroe  
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