

# Berger Realty

Since 1928



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



1515 Boardwalk  
Atlantic City, NJ 08401

Asking \$799,000.00



### COMMENTS

Exceptional Business Opportunity in Prime Boardwalk Location! This is the perfect moment to dive into business before the bustling summer season kicks off. Located in a high-traffic area with steady foot traffic from the beach, boardwalk, and the adjoining Atlantic Palace Suites, this 2,500 sq ft retail space offers incredible exposure. The store features three convenient entrances—one directly on the boardwalk and two from inside the building—ensuring maximum accessibility. As an added perk, the owner has full access to the hotel's amenities, and two dedicated parking spaces are included for convenience. With 6 casinos within walking distance, the boardwalk continues to draw visitors, offering a steady stream of potential customers and endless marketing opportunities. For those seeking flexible financing, the seller offers seller financing options—perfect for buyers who may not qualify for a traditional mortgage. A lease with an option to purchase is also available, providing added flexibility. Don't miss out on this fantastic opportunity to establish your business in the heart of Atlantic City's vibrant boardwalk!

### PROPERTY DETAILS

|                   |   |                                |  |
|-------------------|---|--------------------------------|--|
| Exterior<br>Brick | OutsideFeatures<br>Recreation Facilities<br>Restrooms<br>Security Light/System<br>Storage Building<br>Swimming Pool | ParkingGarage<br>1 to 5 Spaces | InteriorFeatures<br>Display Windows<br>Elevator Pass<br>Fire Sprinkler System<br>Handicap Features<br>Restroom<br>Security System<br>Smoke/Fire Alarm<br>Storage |
|-------------------|---|--------------------------------|--|



Ask for Cynthia Balles  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Heating Call 609-399-0076 Cooling Central  
Email to: cyn@bergerrealty.com

