Berger Realty
Since 1920

Berger Realty, Inc.
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REALTOR

206 & 211 Iowa
Atlantic City, NJ 08401

Asking $1,500,000.00

COMMENTS

APPROXIMATELY 390 FEET ON THE WATER!! CAFRA APPROVED!! Unlock a World of Opportunities! Breathe new life into this once-thriving Marina or reimagine it as a serene waterfront residential community. Positioned across from the historic OLD Bader Field and Baseball Stadium, enjoy easy access to the inlet and back Bays. Discover 12 distinctive lots in total! On the Lake Side, you\'ll find 8 captivating lots. Highlighting this side is a spacious 3,200 sq ft garage-style structure with 8 bays—an ideal canvas for your creative vision. On the Restaurant Side, a unique opportunity awaits with 4 lots. Envision a charming 3,000 sq ft boathouse/restaurant-style structure complete with bathrooms. Picture over an acre of enchanting floating docks, slips, and a world of potential revenue! Alternatively, explore the possibility of crafting residential homes or condos, inspired by the nearby Sunset Ave approach. Here, 26\' wide lots cleverly integrated waterfront land for heightened value. Pending necessary approvals, this property could potentially host around 14 distinct properties. For a captivating twist, combine the allure of condos with the allure of a marina, creating an enduring stream of residual income. Imagine a waterfront restaurant seamlessly integrated with a charming marina, both perfectly positioned to capture the beauty of each sunset. Unleash your creativity on this remarkable canvas!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Block	Dock/Pier/Slip	Off Street	Restroom
	Fence		Storage
	Restrooms		
	Storage Building		
Water		Sewer	
Public		Public Sewer	

Ask for Domenic Ballerini
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