

# Berger Realty

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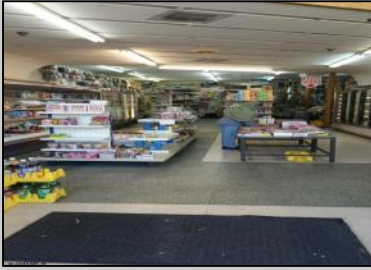


Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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1410 Atlantic  
Atlantic City, NJ 08401

Asking \$324,900.00



## COMMENTS

Atlantic Avenue 1400 Block between New York Ave. and Tennessee Avenues. Very good retail location with excellent foot traffic. Store has 25' frontage with a depth of 150' to rear roadway for access and deliveries. First floor is 3,750 SF ideal for all retail and office uses. Property was approved by the CRDA in 2023 for a Cannabis retail dispensary and has architectural plans. There are approvals for the location and plans for construction that are subject to a punch list of items to be addressed to complete the approval process. Seller would consider providing financing to a qualified buyer at 5% interest rate with 50% of the purchase price down payment or 6.5% interest rate with 35% down payment. Seller's are serious about Selling the property.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Brick	Security Light/System	None	220 Volt Electricity
See Remarks	See Remarks		Display Windows
Stone			Restroom
			Smoke/Fire Alarm
			Storage
			Three Phase Electric

Heating	Cooling	HotWater	Water
Baseboard	Central	Gas	Public



Ask for Ludwik Samselski  
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