



206 Iowa  
 Atlantic City, NJ 08401

Asking \$800,000.00



### COMMENTS

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. On 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. 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 Fence Sign Storage Building	6 to 10 Spaces Off Street Other (See Remarks)	Storage



Ask for Cynthia Sales  
 Public Sewer  
 Berger Realty Inc

3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: cyn@bergerrealty.com

