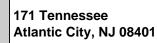




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 ☑ info@bergerrealty.com





Asking \$149,000.00







## **COMMENTS**

Rehab GRANT money may be available through NJEDA! BEACH BLOCK - TENNESSEE AVE in the heart of the ORANGE LOOP PROJECT and located within the NJ Opportunity Zone and the Atlantic City Tourism District!! Zoned RS-C. This is a perfect project for up and coming investors. Located between the Beer hall and the beach and boardwalk with great potential. First floor needs to be converted to commercial space, parking or storage, second floor 2bdrm apartment can stay, the top two floors would need to be converted to 1 or 2 more residential apartments, or convert all three upper floors into one large luxury home. Location has major Air bnb potential in the up and coming nightlife block in AC. Could also be torn down to a lot and used for your own vision. As-is Sale ONLY, Bldg is entirely vacant. Buy now with a few Bitcoins. No more showings, building has been completly secured and boarded up.

## **PROPERTY DETAILS**

OutsideFeatures Parkin
Beach Access
Boardwalk Access
Curbs
Needs Work
Ocean View

ParkingGarage Heating
None Oil
Underground Tank

Ask for George Cash Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: gbc@bergerrealty.com



Water

Public

