

# Berger Realty

Since 1928



Berger Realty, Inc  
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171 Tennessee  
Atlantic City, NJ 08401

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 or ask about Private Financing Available Starting at 10%, Bldg is Vacant.

#### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	Heating	Water
Beach Access	None	Oil	Public
Boardwalk Access		Underground Tank	
Curbs			
Needs Work			
Ocean View			
Porch			
Sidewalks			



Ask for Ludwik Samselski  
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