



**206 Iowa**  
**Atlantic City, NJ 08401**

**Asking \$750,000.00**



### COMMENTS

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. You'll find 7 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. Unleash your creativity on this remarkable canvas!

### PROPERTY DETAILS

Exterior Block	Outside Features Dock/Pier/Slip Fence Sign Storage Building	Parking Garage 6 to 10 Spaces Off Street Other (See Remarks)	Interior Features Storage
Basement Slab	Water Public	Sewer Public Sewer	



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