

# Berger Realty

Since 1928



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



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 | OutsideFeatures<br>Dock/Pier/Slip<br>Fence<br>Sign<br>Storage Building | ParkingGarage<br>6 to 10 Spaces<br>Off Street<br>Other (See Remarks) | InteriorFeatures<br>Storage |
| Basement Slab  | Water Public   | Sewer Public Sewer   |                             |



Ask for Tanya Pinkerton  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: tp@bergerrealty.com

