Berger Realty
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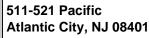**Berger Realty, Inc.**
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REALTOR

511-521 Pacific
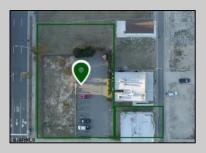## Atlantic City, NJ 08401

Asking $1,200,000.00

COMMENTS

Totally a strategic and unique property which spans three contiguous lots totaling 17,129 square feet, covering the entire frontage of Pacific Avenue between South Connecticut and Congress Avenues. At this busy intersection, you\'ll find a well-positioned, two-story, 3,900-square-foot building on the corner lot, directly across from the new luxury apartment complex 600 NoBe and the Bella Luxury Condo Tower. Corner Visibility: The fenced-in corner lot at Pacific and South Connecticut—a main access route to the Ocean Resort Casino—boasts high traffic and visibility. Fully Leased Parking Lot: The middle lot serves as a fully leased parking facility, generating steady revenue. Also close to Showboat water park faciility. Development-Ready Building Shell: On the right side, the building shell presents endless potential for multi-family, commercial, or mixed-use redevelopment. Strategic Location: Located within the CRDA Tourism District, this site is newly zoned LH-1, opening the door for a range of investment opportunities. Just two blocks from the beach, this property is ideal for capitalizing on Atlantic City\'s growth. There is development potential here! Buildable lots must be a minimum 7,500 SQFT per lot is required for development, allowing these lots to be consolidated into a single project. Multi-Unit & Mixed-Use Capabilities: With the combined square footage, the property can support up to 10 multi-family units with 20 required parking spaces, or commercial uses on the ground level. This is an incredible opportunity to invest in Atlantic City\'s growing tourism and residential sectors—don\'t miss out on the chance to create a landmark development in this prime development location.

PROPERTY DETAILS

Ask for John Lazzara
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