



2707 Pacific  
 Atlantic City, NJ 08401

Asking \$1,500,000.00



### COMMENTS

This exceptional commercial building, formerly a hotel with 48 rooms, offers immense potential for redevelopment. Building plans have already been approved for an additional 4th floor, which will house 32 apartments and a luxurious penthouse, making this an ideal opportunity for investors. The property has been completely gutted, providing a blank canvas for future development. Located in the heart of Atlantic City, just next to the Tropicana Casino and across the street from the beach, this prime location is further enhanced by its proximity to AC's first authentic Biergarten. With an income potential of over \$500,000 per year, this is a rare chance to capitalize on a strategic location in one of the city's most vibrant areas.

### PROPERTY DETAILS

Exterior Brick Stucco	Basement Full	Heating Gas-Natural	HotWater Gas
Water Public	Sewer Public Sewer		



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

