



**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 Matthew Galownia  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [gmj@bergerrealty.com](mailto:gmj@bergerrealty.com)

