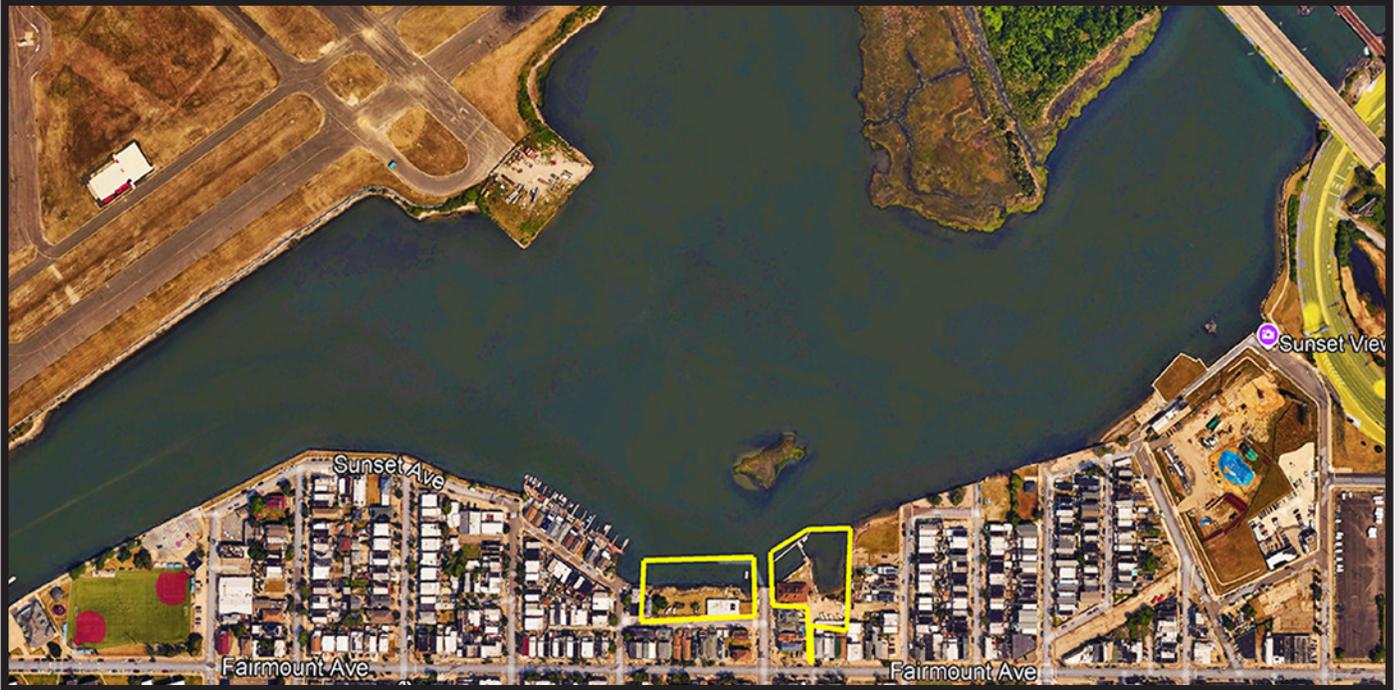


TEAM BAEHRLE
IT'S A FAMILY THING!



**BAYFRONT BLISS BATHED IN
THE SUNSET'S SWEET KISS!
IOWA & BAY AVE ENSEMBLE
ATLANTIC CITY, NJ**

~~\$1,500,000~~ **\$1,299,000**

RICH BAEHRLE

(609) 226-6680

RICHARDBAEHRLE@GMAIL.COM

BRYAN BAEHRLE

(609) 457-9503

BRYAN.BAEHRLE@FOXROACH.COM



1001 TILTON RD, #100
NORTHFIELD, NJ 08225
(609) 646-1900



PROPERTY DESCRIPTION

FEAST YOUR EYES ON SPECTACULAR BAYFRONT SUNSET VIEWS THAT'LL MAKE EVERY EVENING FEEL LIKE A POSTCARD MOMENT. THIS RARE GEM BOASTS A UNIQUE RIPARIAN GRANT COMPLETE WITH ITS OWN PRIVATE BASIN AND DEEP WATER ACCESS—A BOATER'S DREAM COME TRUE! ZONED FOR MARINE COMMERCIAL USE, THIS PROPERTY SCREAMS FANTASTIC UPSIDE DEVELOPMENT POTENTIAL. WHETHER YOU ENVISION A STUNNING SINGLE-FAMILY RETREAT, A SAVVY MIXED-USE MASTERPIECE, OR A THRIVING MARINE-RELATED BUSINESS, THE POSSIBILITIES ARE AS ENDLESS AS THE HORIZON.

JOIN THE RENAISSANCE OF ATLANTIC CITY ALONGSIDE MAJOR DEVELOPERS REVITALIZING THIS ICONIC SHORE TOWN. PERFECTLY PERCHED NEAR DUCKTOWN, WITH EASY ACCESS TO MAJOR ROADS, YOU'RE JUST A HOP AWAY FROM THE WORLD-FAMOUS BOARDWALK, THE WALK OUTLETS, CASINOS, AND SANDY BEACHES. SEIZE THIS CENTRALLY-LOCATED TREASURE AND MAKE WAVES IN AC'S BRIGHT FUTURE!

PROPERTY SUMMARIES

PROPERTY 1: BLOCK 379

LOTS: 3, 3.01, 4, 5, 5.01, 6, 6.01, 7, 7.01

ZONING: MC MARINE COMMERCIAL

SIZE: 25,063 SQ FT (UPLAND) + 35,244 +/- SQ FT (RIPARIAN)

UTILITIES: PUBLIC SEWER/WATER, GAS

SUMMARY: WATERFRONT PROPERTY BOUNDED BY IOWA AVE, BRIGHTON AVE, FENTON PLACE, AND BEACH THOROFARE. INCLUDES 8 MASONRY GARAGES AND A SMALL, DILAPIDATED TWO-STORY DWELLING. NOT BULKHEADED; OBSOLETE PILINGS IN THE RIPARIAN AREA NEED REPLACEMENT. IMPROVEMENTS ARE OUTDATED AND LIKELY REQUIRE DEMOLITION FOR REDEVELOPMENT

PROPERTY 2: BLOCK 380

LOTS: 22, 22.01, 23, 24

ZONING: MC MARINE COMMERCIAL

SIZE: 32,615 +/- SQ FT (UPLAND) + 32,500 +/- SQ FT (RIPARIAN)

UTILITIES: PUBLIC SEWER/WATER, GAS

SUMMARY: WATERFRONT PARCEL WITH 250 FT OF WATER FRONTAGE AND 45 FT ON IOWA AVE. FEATURES A 100+ YEAR-OLD VACANT FRAME BUILDING, BOAT LOCKERS, AND A PIER WITH 8-10 BOAT SLIPS. PARTIALLY BULKHEADED (POOR CONDITION, NEEDS REPLACEMENT). IRREGULAR SHAPE; EXISTING STRUCTURES ARE OBSOLETE AND REDEVELOPMENT WOULD REQUIRE UPDATES.

TAX MAP

BEACH THOROFARE

CALIFORNIA AVE

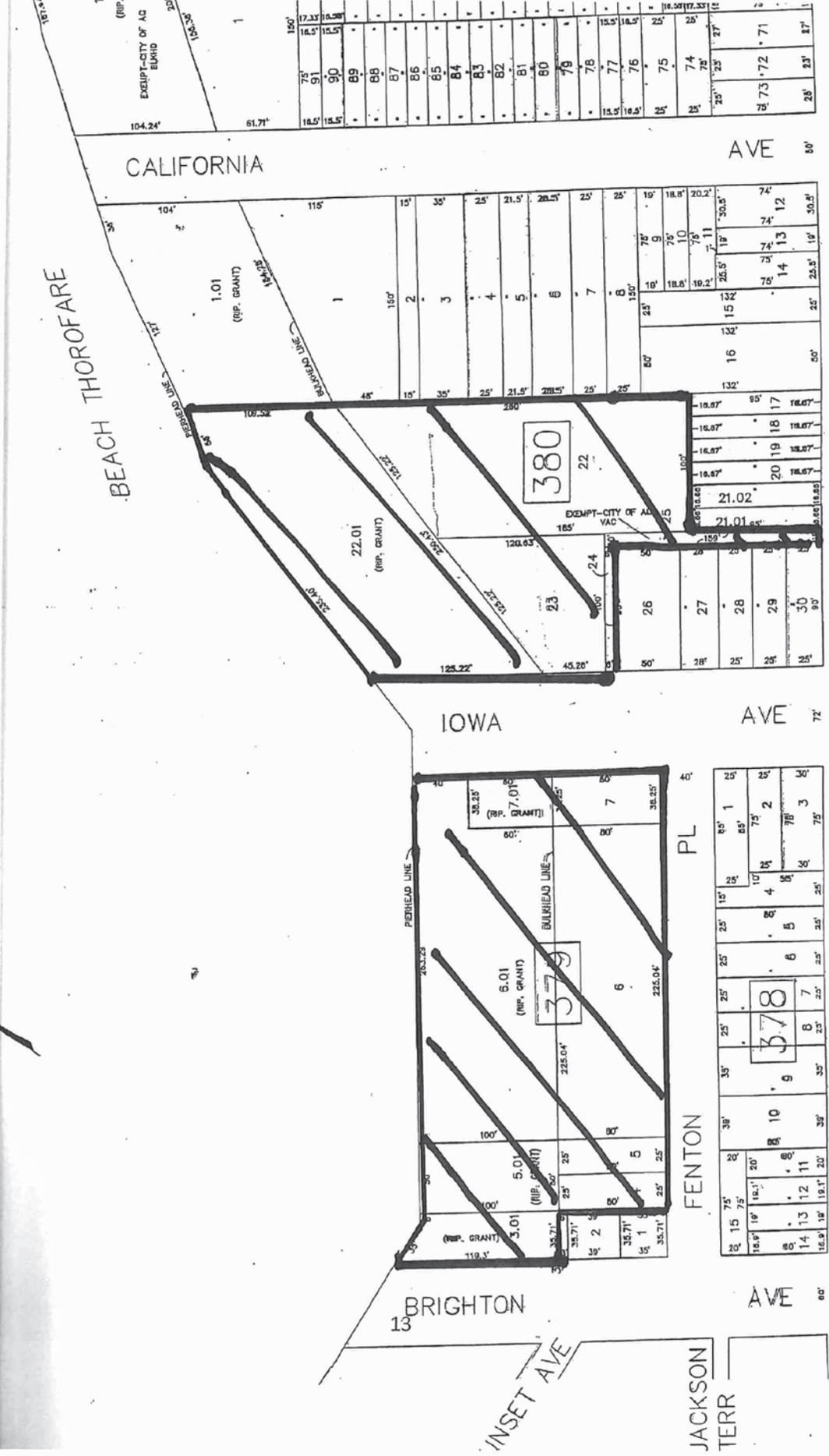
IOWA AVE

BRIGHTON AVE

INSET AVE

JACKSON TERR

FAIRMOUNT



156'	75'	17.13'	16.4'
156'	91'	15.5'	15.5'
156'	89'	15.5'	15.5'
156'	88'	15.5'	15.5'
156'	87'	15.5'	15.5'
156'	86'	15.5'	15.5'
156'	85'	15.5'	15.5'
156'	84'	15.5'	15.5'
156'	83'	15.5'	15.5'
156'	82'	15.5'	15.5'
156'	81'	15.5'	15.5'
156'	80'	15.5'	15.5'
156'	79'	15.5'	15.5'
156'	78'	15.5'	15.5'
156'	77'	15.5'	15.5'
156'	76'	15.5'	15.5'
156'	75'	15.5'	15.5'
156'	74'	15.5'	15.5'
156'	73'	15.5'	15.5'
156'	72'	15.5'	15.5'
156'	71'	15.5'	15.5'
156'	70'	15.5'	15.5'
156'	69'	15.5'	15.5'
156'	68'	15.5'	15.5'
156'	67'	15.5'	15.5'
156'	66'	15.5'	15.5'
156'	65'	15.5'	15.5'
156'	64'	15.5'	15.5'
156'	63'	15.5'	15.5'
156'	62'	15.5'	15.5'
156'	61'	15.5'	15.5'
156'	60'	15.5'	15.5'
156'	59'	15.5'	15.5'
156'	58'	15.5'	15.5'
156'	57'	15.5'	15.5'
156'	56'	15.5'	15.5'
156'	55'	15.5'	15.5'
156'	54'	15.5'	15.5'
156'	53'	15.5'	15.5'
156'	52'	15.5'	15.5'
156'	51'	15.5'	15.5'
156'	50'	15.5'	15.5'
156'	49'	15.5'	15.5'
156'	48'	15.5'	15.5'
156'	47'	15.5'	15.5'
156'	46'	15.5'	15.5'
156'	45'	15.5'	15.5'
156'	44'	15.5'	15.5'
156'	43'	15.5'	15.5'
156'	42'	15.5'	15.5'
156'	41'	15.5'	15.5'
156'	40'	15.5'	15.5'
156'	39'	15.5'	15.5'
156'	38'	15.5'	15.5'
156'	37'	15.5'	15.5'
156'	36'	15.5'	15.5'
156'	35'	15.5'	15.5'
156'	34'	15.5'	15.5'
156'	33'	15.5'	15.5'
156'	32'	15.5'	15.5'
156'	31'	15.5'	15.5'
156'	30'	15.5'	15.5'

380

379

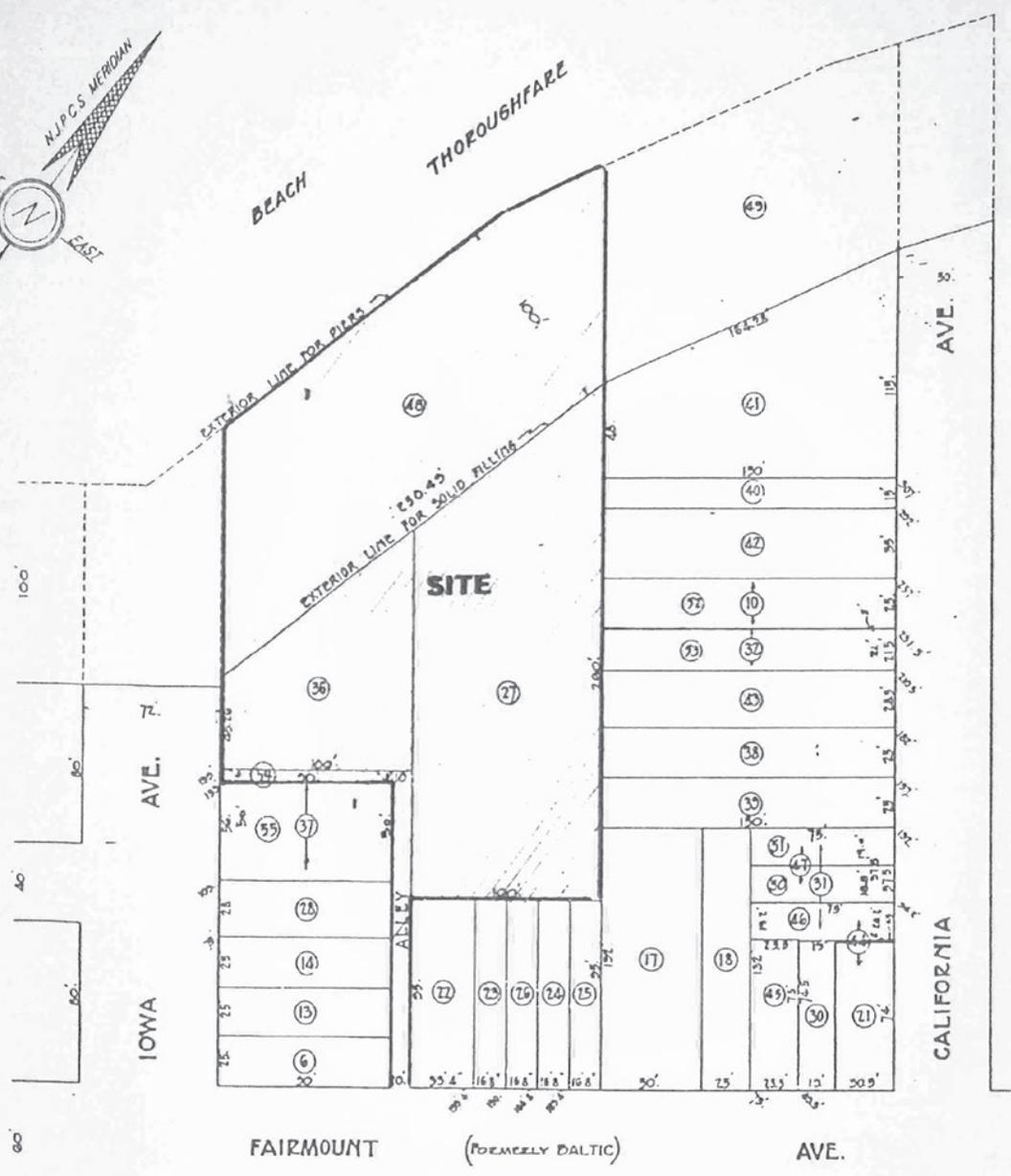
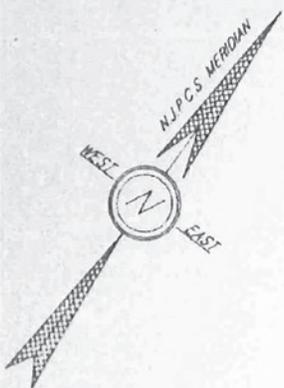
378

MA

PHOTOS



PLANS



PLANS TO ACCOMPANY
 WATERFRONT DEVELOPMENT AND DEPARTMENT OF ARMY
 APPLICATION

JAMES AND JOSEPH CARDANI

IOWA AVE AND BEACH THOROUGHFARE
 LOTS 27,36,54 AND 48 BLOCK 174

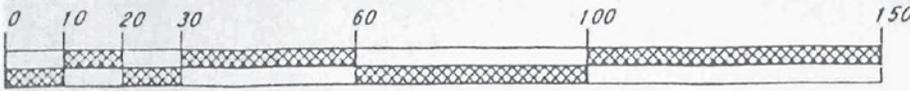
ATLANTIC COUNTY, NEW JERSEY

ROBERT J. CATALANO AND ASSOCIATES

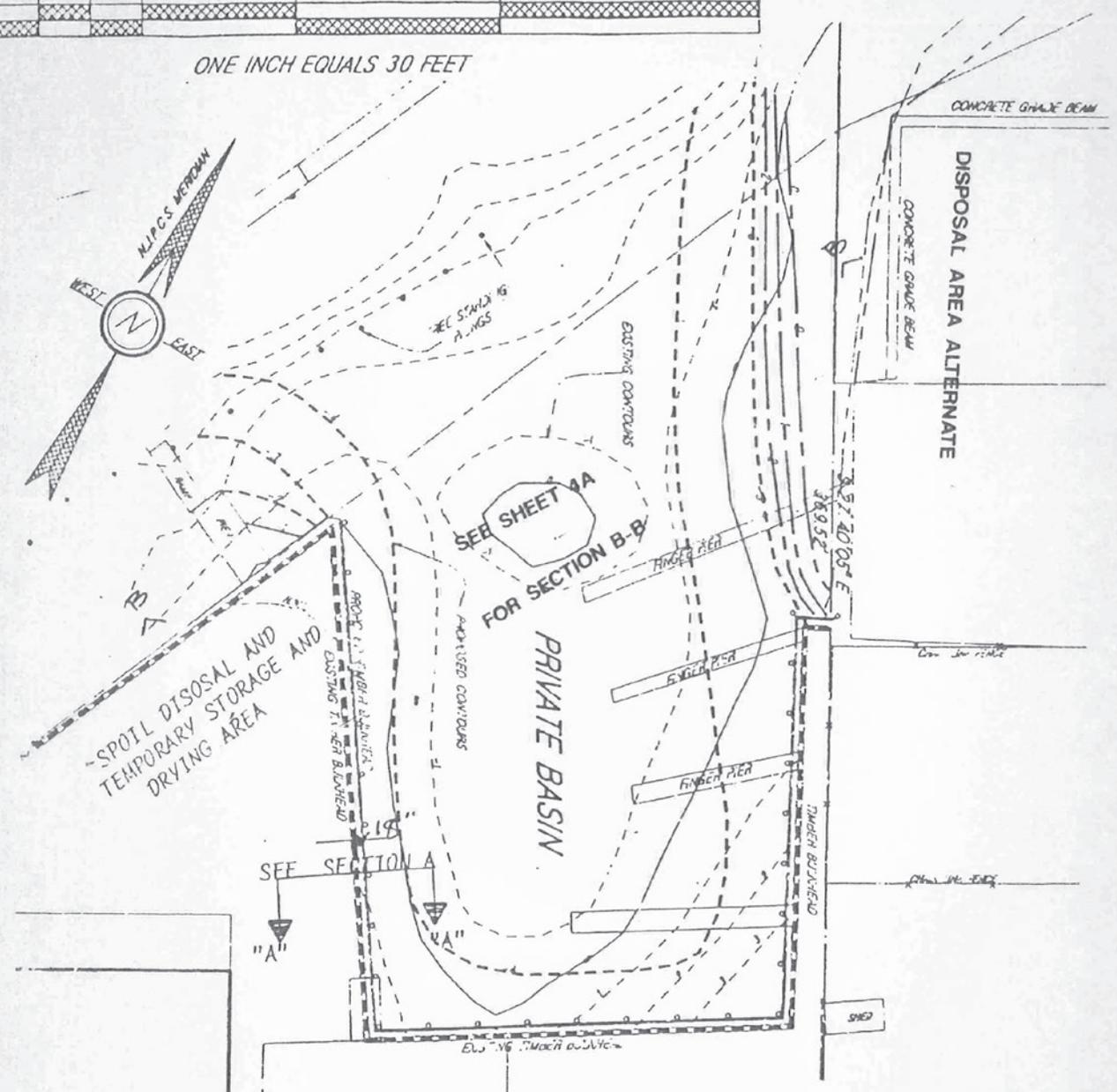
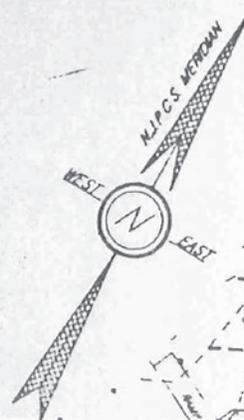
1020 ATLANTIC AVENUE--GORDONS ALLEY
 ATLANTIC CITY, N.J. (609) 345-1887

SHEET 2 OF 5 DATE 6/29/92 SCALE

GRAPHIC SCALE IN FEET



ONE INCH EQUALS 30 FEET



S 62°19'55" W
90.00'

1200'
600'

PLANS TO ACCOMPANY
WATERFRONT DEVELOPMENT AND DEPARTMENT OF ARMY
APPLICATION

JAMES AND JOSEPH CARDANI

IOWA AVE AND BEACH THOROFARE
LOTS 27,36,54 AND 48 BLOCK 174

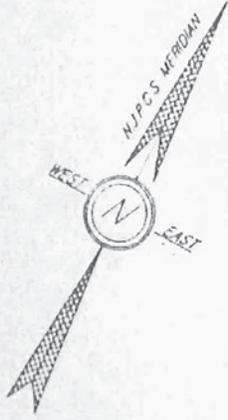
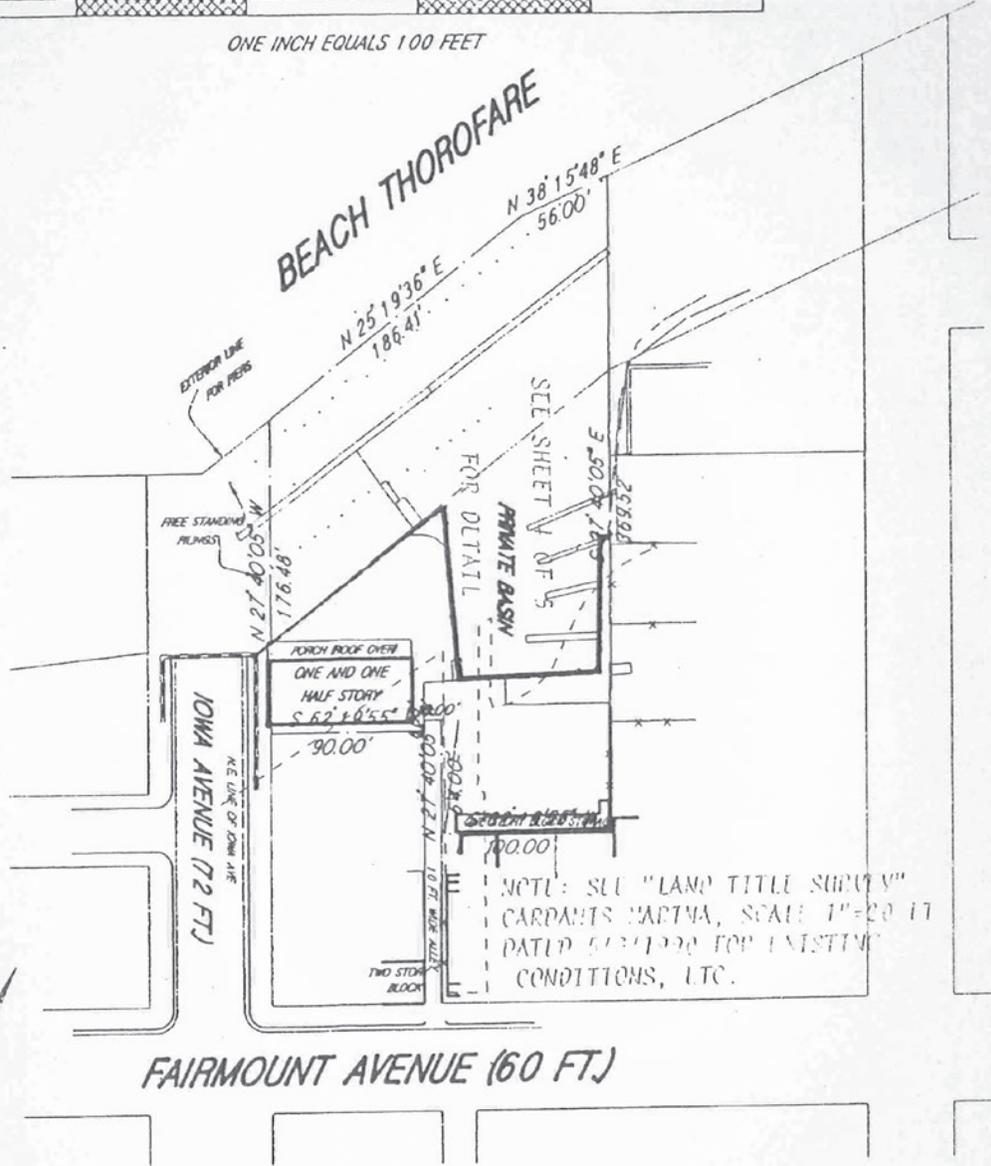
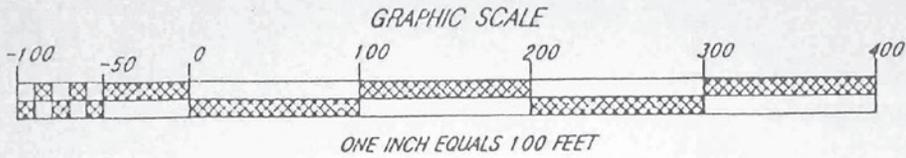
ATLANTIC COUNTY, NEW JERSEY

ROBERT J. CATALANO AND ASSOCIATES

1020 ATLANTIC AVENUE—GORDONS ALLEY
ATLANTIC CITY, N.J. (609) 345-1887

SHEET A OF 5 DATE 6/29/92 SCALE 1"=30'

[Handwritten signature] L.S. 18512
ROBERT J. CATALANO L.S. 18612, P.P. 1500



PLANS TO ACCOMPANY
WATERFRONT DEVELOPMENT AND DEPARTMENT OF ARMY
APPLICATION

JAMES AND JOSEPH CARDANI
IOWA AVE AND BEACH THOROFARE
LOTS 27,36,54 AND 48 BLOCK 174
ATLANTIC COUNTY, NEW JERSEY

ROBERT J. CATALANO AND ASSOCIATES

1020 ATLANTIC AVENUE--GORDONS ALLEY
ATLANTIC CITY, N.J. (609) 345-1887

SHEET 3 OF 7 DATE 5/29/92 SCALE 1"=100'

ZONING

(7) The MC Marine Commercial District is established to provide for commercial uses and services, and, as a component thereof, for residential uses. The district is intended to provide for uses which are marine related, including both recreational and commercial marine activities. Uses in the district are predominantly marine-related activities which can only be conducted in areas having waterfront access. Limited development of uses not requiring waterfront, such as residential, are permitted as components of projects having as major elements a water-related commercial or recreational use. Public or semipublic access to all or a portion of waterfront parcels under development within this district is a purpose of this district.

Schedule I
Schedule of Space, Bulk and Yard Regulations
Commercial Districts

City of Atlantic City

	NC-1	NC-2	CBD	AC	RS	MC	HWC
Maximum height ²							
Principal	35	90	220	45	385	35	45
Accessory	15	15	35	15	35	15	15
Minimum yard requirements ^{3,4}							
Front	20	N/A	N/A	80	N/A	N/A	25
Side, each ⁵	N/A ⁹	N/A ⁹	N/A ⁹	20	N/A ⁹	N/A	15 ⁸
Rear	N/A ⁶	N/A ⁶	30	20	30	N/A	30
Maximum lot coverage							
Principal	40%	N/A	N/A	N/A	N/A	N/A	N/A
Accessory	20%	N/A	N/A	N/A	N/A	N/A	N/A
Aggregate	50%	75%	80%	50%	80%	80%	75%
Maximum floor area ratio	.60	6.0	8.0	1.0	8.0	1.0	1.0
Minimum usable open space	N/A	N/A	N/A	N/A	120 square feet ⁷ per dwelling unit	N/A	N/A
Minimum lot area, residential uses only	3,000 square feet	N/A	10,000 square feet	40,000 square feet	20,000 square feet	6,000 square feet	N/A

EXPERIENCE LEADERSHIP RICH RICHARD BAEHRLE INNOVATION

Depend on Rich's expertise when buying, selling or leasing **commercial real estate**.

- OFFICE SPACE
- RETAIL SPACE/SHOPPING CENTERS
- LAND
- HOTELS/MOTELS
- RESTAURANTS
- WAREHOUSE/FLEX SPACE
- OTHER BUSINESS OPPORTUNITIES
- RESIDENTIAL PROPERTIES

For more than 35 years, Richard P. Baehrle has been the leader in commercial real estate in Atlantic, Cape May and Cumberland counties. **Rich** uses creativity and tenacity to achieve **RESULTS**.

A PROVEN RECORD

- Atlantic County Board of REALTORS® Platinum Award
- Atlantic County Board of REALTORS® Gold Award
- Top Producer (multiple years)
- Commercial Agent of the Year (multiple years)
- #1 Commercial Agent for Prudential Fox & Roach, REALTORS® 2010 | 2011 | 2012 | 2013
- Atlantic County Community Involvement Award



RICH BAEHRLE
GET RICH IN REAL ESTATE

RICHARD P. BAEHRLE, REALTOR®
1001 Tilton Road, Northfield, NJ 08225
OFFICE: 609-641-0011 • CELL: 609-226-6680
RichardBaehrle@gmail.com





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**BERKSHIRE
HATHAWAY**
HomeServices

Fox & Roach, REALTORS®



PROFESSIONAL MARKETING POWER

Rich draws from a wide range of marketing tools and techniques to help his clients achieve their goals:

- Networking through regional business and community organizations; the 4,500+ sales associates at 65 Berkshire Hathaway Home Services Fox & Roach offices; and contacts developed through more than 29 years in the business
- Internet marketing, including listings on the Multiple Listing Service (MLS) as well as LoopNet and CoStar, the leading commercial real estate sites
- Direct marketing to an extensive database of professional contacts

STRONG COMMUNITY CONNECTIONS

Rich is devoted to giving back to the community, serving on the original board of the Alcove Center for Grieving Children.

Rich is active in issues that affect the region's business and economic health.

- Chairman, Atlantic County Economic Development Council 2009 thru 2013
- Past President, Atlantic County Mainland Chamber of Commerce
- President, Northfield Economic Development Committee
- President, Professional Networking Club
- Member, Galloway Township Economic Development Committee Board and Metropolitan Business Civic Association

**WHEN YOU'RE INVESTING IN REAL ESTATE,
IT PAYS TO GET RICH!**



RICHARD P. BAEHRLE, REALTOR®
OFFICE: 609-641-0011 • CELL: 609-226-6680
RichardBaehrle@gmail.com



All information is deemed to be from sources that are reliable, however, the property Owner and Berkshire Hathaway Home Services, Fox & Roach, Realtors (it's principles, employees or agents) make no warranty as to the accuracy of the information contained herein.

This information is submitted subject to errors or omissions which may be changed without liability upon discovery, and changes of availability and terms without prior notice. There are many factors that effect property value, such as zoning/planning issues and construction codes, environmental concerns such as buried tanks, asbestos, hazardous spills, lead paint, radon, etc; pest infestation, and the prospective Tenant or Purchaser agrees to take full responsibility for adequately investigating any potential conditions that may effect their ownership and usage of real estate. Furthermore, they are advised to retain competent Legal, Financial, Construction, Architectural, Engineering, or similar expertise and assistance