

# Berger Realty

Since 1928



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



200 Evergreen  
West Wildwood, NJ 08260

Asking \$1,500,000.00



Property dimensions and locations are approximate, not exact.  
Deemed reliable but not guaranteed. Based on CRS Data. For advertising purposes only.

### COMMENTS

Are you a Dream Maker? A Catalyst for Change? A Pioneer of Vision? An exceptional growth opportunity awaits! Approximately 1.77 Acres, designated under Marine Commercial zoning, offering a wide range of possibilities, including single-family homes, motels, hotels, retail outlets, restaurants, and more. This location is celebrated for its awe-inspiring sunsets and picturesque bay views. This offering encompasses a full block, featuring a diverse landscape of elevated terrain and wetlands. It's essential to acknowledge that this is a "sold as-is" transaction, but no worries you have probably done this a time or two, our information has been derived from public sources. The responsibility for securing approvals, including local and state permits, as well as CAFRA and DEP authorizations, rests with the buyer. Additionally, there is multiple adjacent parcels with over an additional 12 acres for sale listed as 0 Center Ave, West Wildwood, also available for sale by its owner. With this combined 8+ acre area, a unique development opportunity emerges on a larger scale. This is a once-in-a-lifetime chance in our region to create the resort of your dreams. Imagine the possibility of another Breakers, Ocean Key Resort and Spa, Ritz Carlton, a Westin, or even a Paradise Island Beach Resort coming to life. The opportunity of your lifetime awaits.

### PROPERTY DETAILS



Ask for Lauren Greiner  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: lmg@bergerrealty.com

