

# Berger Realty

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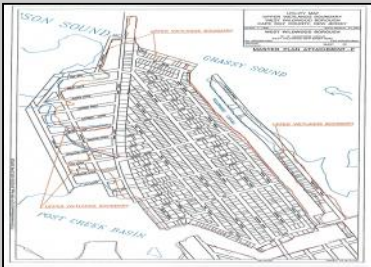


Berger Realty, Inc.  
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Ocean City, NJ 08226  
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0 Northview  
West Wildwood, NJ 08260

Asking \$4,500,000.00



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 12.37 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 multiple untouched land parcels, 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. The sellers own another parcel that could benefit a buyer in obtaining approvals and utilized to help offset wetlands on this parcel that could be utilized with an acceptable offer. 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. Blocks are 151,152,165,157,166,154,158,159,156,174 All Lots 1's.

## PROPERTY DETAILS



Ask for Leon Grisbaum  
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Email to:

