

Berger Realty

Since 1928



Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500

oc17@BergerRealty.com



Rendering of New Home that can be
Constructed on this Site.



150 64th
Avalon, NJ 08202

Asking \$9,250,000.00



COMMENTS

One-of-a-kind opportunity to purchase an Oceanfront property in the South End of Avalon which is situated closer to the Ocean than other adjacent oceanfront properties. This location gives spectacular, unobstructed views of the Ocean, Beach, and Dunes from all 3 sides of the property. These views will be enhanced greatly when a new 3 story oceanfront home is constructed on this site. This property is being sold as an Oceanfront Lot (demolition of existing home will be Buyer's responsibility) located in the South end of Avalon which offers an excellent opportunity to build a new 3 story home with a maximum size of 4,713 square feet as shown on the Conceptual Plot Plan dated 10/18/23 in Associated Documents. Also as noted on the Conceptual Plot Plan, the rear yard shows the Approximate Toe of the Dune which restricts the use of much of the rear yard. Therefore, Buyer will have to decide whether to install a pool or hot tub, depending upon the configuration of the home that will be constructed on the site within the designated area of the building footprint. Sale is contingent upon Seller receiving an acceptable CAFRA Permit from the State of NJ based upon the Conceptual Plot Plan prepared by Thomas Amey Shaw dated 10/18/23. The tax map in the Associated Documents shows the lot location which is highlighted in yellow. Lot size is 60' x 110' plus an additional 30' x 20'. The tax map also shows location of the Dune Line Ordinance No. 442 is between lots 44.01- 87 and 46-89 which requires retention of the oceanfront deck and the East and South walls and meeting all the requirements of CAFRA BY RULE (which it does). Additional decks are permitted on the East, South and North sides of the home. As indicated on the tax map and in the pictures, you will see unobstructed views on the North and South sides of the lot because of being 20' wide. In the adjacent oceanfront properties, the Buyer has 2 options: 1. Live in this home as is or 2. Demolish the existing home after all conditions are satisfied and build a new home. Rendering of new home that can be constructed on this site is shown below.



Ask for Christopher Maffrowski

Berger Realty Inc

1670 Boardwalk, Ocean City

Call: 609-391-0500

Email to: cma@bergerrealty.com

