

# Berger Realty

Since 1928



Berger Realty, Inc.  
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341 Oak  
Wildwood, NJ 08260

Asking \$9,600,000.00



## COMMENTS

Bring a developer's dream to life! This extraordinary opportunity awaits you to create a breathtaking oasis of 48 ocean view condos just steps to the beach. The vision promises a lifestyle that merges luxurious modern design, panoramic vistas, and the mesmerizing allure of the sea. The land is currently a functioning parking lot that measures 150' x 200' totaling 30,000 sq ft. But imagine 48 impeccably designed condos adorned with private balconies that capture enchanting ocean panorama. 40 of the units will offer 3 bedrooms with en suite baths, a den, powder room and laundry room while the other 8 include 3 bedrooms with en suite baths, powder room and laundry room. The architecture embraces a contemporary and elegant aesthetic, complimentary to the coastal charm of Wildwood. This visionary development includes two elevators and two levels of parking, thoughtfully designed to accommodate 2 parking spots per unit, making coastal adventures and day-to-day routines a breeze. You can even hit the gym or take laps in the rooftop pool while watching the sunset on the horizon! Seize the opportunity to team up with an experienced developer to make your mark on the coastline and create an enclave of luxurious ocean view condos that will captivate hearts and stand the test of time. Development plans available. Asking price includes plans with local approvals. With state/CAFRA approvals, including all drawings required for permit-ready, the asking price is 12M. Additionally, the Seller (or its assignee or nominee in its sole discretion) will retain a 30-year lease on the ground level parking lot in its current dimensions at \$10,000 per year paid in arrears.

## PROPERTY DETAILS



Ask for Tom Melchionni  
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