

# Berger Realty

Since 1928



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



640 Avalon  
Avalon Manor, NJ 08202

Asking \$850,000.00



#### COMMENTS

Amazing Views! from this incredible vacant residential Bay View lot in the desired neighborhood of Avalon Manor. Come build your beach house dream home!! This large 13,499 square foot lot includes 270 degree views – open on three sides – east, north and south. The lot allows for a 3 story 4125 SQ FT single family home and a 1375 SF garage or storage area below and ample approved space for decking and driveway. Various permits come with the purchase of this bay view vacant lot. Permits good until 2029 and construction could begin as early as September 2025. Walking distance or a short golf cart/bike ride to the Avalon Manor Marina where you can dock your boat and a short drive to downtown Avalon's restaurants and beaches. Call today for details. You'll be happy that you did.

#### PROPERTY DETAILS



Ask for Michael Moss  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: mvm@bergerrealty.com

