

# Berger Realty

Since 1920



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



1203 Millman  
Villas, NJ 08251

Asking \$475,000.00



#### COMMENTS

Introducing a prime bayfront residential lot in the desirable Villas, offering over 15,000 square feet of stunning waterfront potential. With unobstructed views of the picturesque Delaware Bay, this property provides the perfect setting to potentially build your dream home and enjoy breathtaking sunsets year-round. Please note, CAFRA and DEP permitting will be required to build and are the responsibility of the buyer. Additionally, this lot can be purchased together with the adjacent property at 1207 Millman Lane for expanded possibilities. For more information or to schedule a private showing, contact the listing agent directly. Don't miss this rare bayfront opportunity! Lot Lines shown in photos are approximate. Sale is subject to a 1031 exchange. Must be sold with adjoining lot 1207 Millman Lane MLS 243056

#### PROPERTY DETAILS



Ask for Cynthia Balles  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: cyn@bergerrealty.com

