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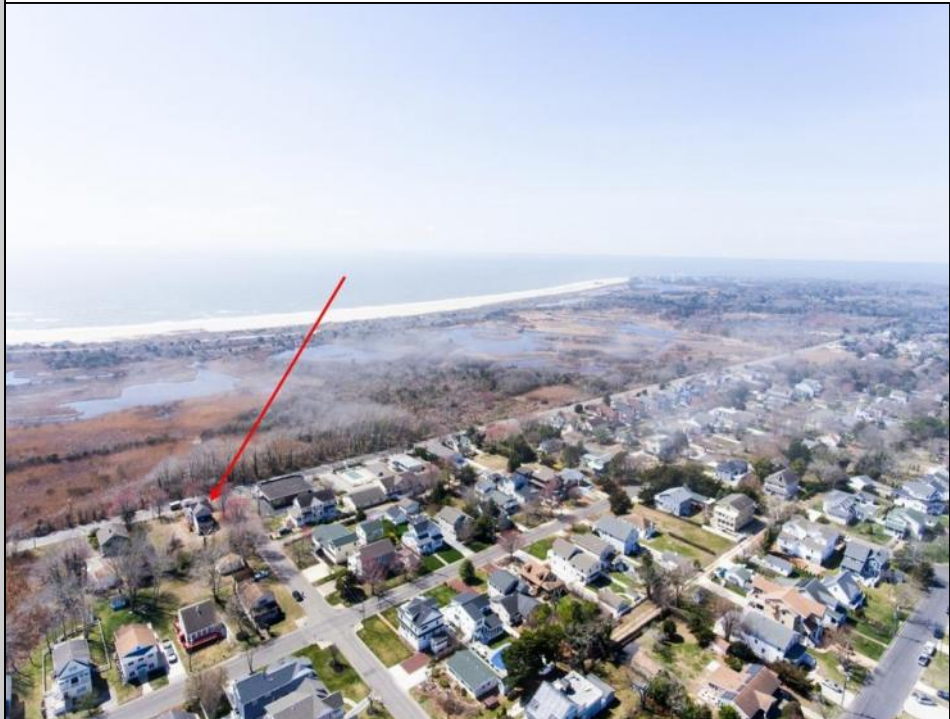


Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



221 Sunset
West Cape May, NJ 08204

Asking \$2,200,000.00



COMMENTS

Welcome to 221 Sunset Boulevard in the highly sought after West Cape May! This is a Developer's and Investor's Dream in the C-3 Zoned Sunset Commercial District with the rare opportunity for Mixed-Use Development in the heart of Cape May. The 15,000sf lot with 100sf frontage on Sunset Boulevard allows for the pursuit of three story development in Retail, Hotel/B&B, Mixed-Use Development, Restaurant/Brewery/Winery/other. All municipal requirements and variances will be the Buyer's responsibility. Exceptional opportunity for Hotel and/or Condo Development. The three story Victorian home can be restored to prominence with great care for your Dream Estate Beach Property or for a stately B&B in an ideal tourist location. Further, the 15,000sf property has approval to be subdivided into three parcels to meet zoning requirements. (All municipal requirements and variances will be the Buyer's responsibility). Three 50x100sf Lots for this one price! (2 Lots with 50' frontage on Sunset Boulevard). Nature lovers will be located directly across from vast preserved land owned by The Nature Conservancy assuring that serenity and potential ocean views will not be obstructed. This opportunity is in close proximity and centrally located to pristine Cape May beaches, Cape May Lighthouse and World War 2 Lookout Tower, the famous Washington Street Mall, Cape May City Rail Bus Terminal, and a wide array of charming Restaurants and Taverns. A short drive takes you to the Cape May Zoo, Wineries, Golf, the Cape May-Lewes Ferry, and Atlantic City Casinos & Entertainment. The purpose of the Sunset Commercial District is to encourage a high density, critical mass of commercial uses, preferably retail, leading to high pedestrian traffic. Residential lots also provide a realistic opportunity for affordable housing. Not ready to build? This rare opportunity will not come back. Purchase now and hold this safe investment.



Ask for James Gray
Berger Realty, Inc.
3160 Asbury Avenue, Ocean City
NJ 08226
Call: 609-399-0076
Email to: jgh@bergerrealty.com

Cooling
Window
Conditioning

HotWater
Air Electric



Sewer
City