

# Berger Realty

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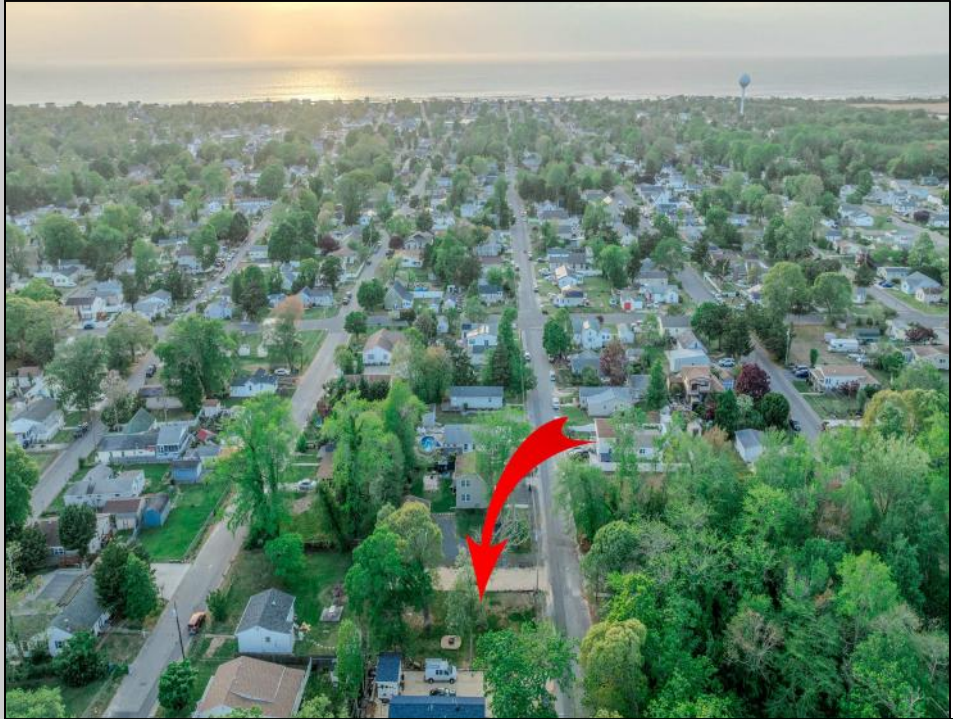


Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



702 Tampa  
Villas, NJ 08251

Asking \$159,000.00



#### COMMENTS

Here's your opportunity to build your dream home or investment property on this newly subdivided 6,500 sq ft lot (65x100) located in the growing community of Villas, just minutes from the Delaware Bay. This mostly cleared parcel is approved for the construction of a single-family residence and offers a fantastic setting for local builders or buyers seeking to customize their ideal shore retreat. Centrally located near all that Cape May County has to offer, including beaches, dining, shopping, and recreation – this lot sits in a neighborhood experiencing significant revitalization and new development. Whether you're a builder looking for your next project or a buyer ready to make your vision a reality, this property offers outstanding potential. Buyer is responsible for all due diligence and securing of permits. Taxes to be determined by the township.

#### PROPERTY DETAILS

Ask for Donna M. Drohan  
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1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: dmd@bergerrealty.com

