

# Berger Realty

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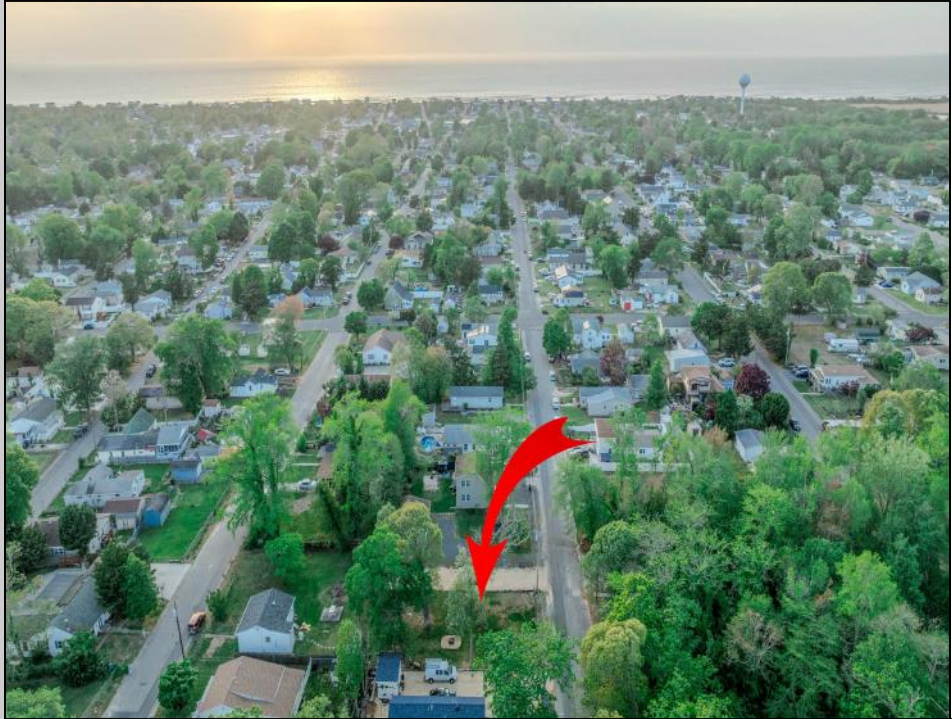


Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



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 Frank Shoemaker  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: fcs@bergerrealty.com

