

# Berger Realty

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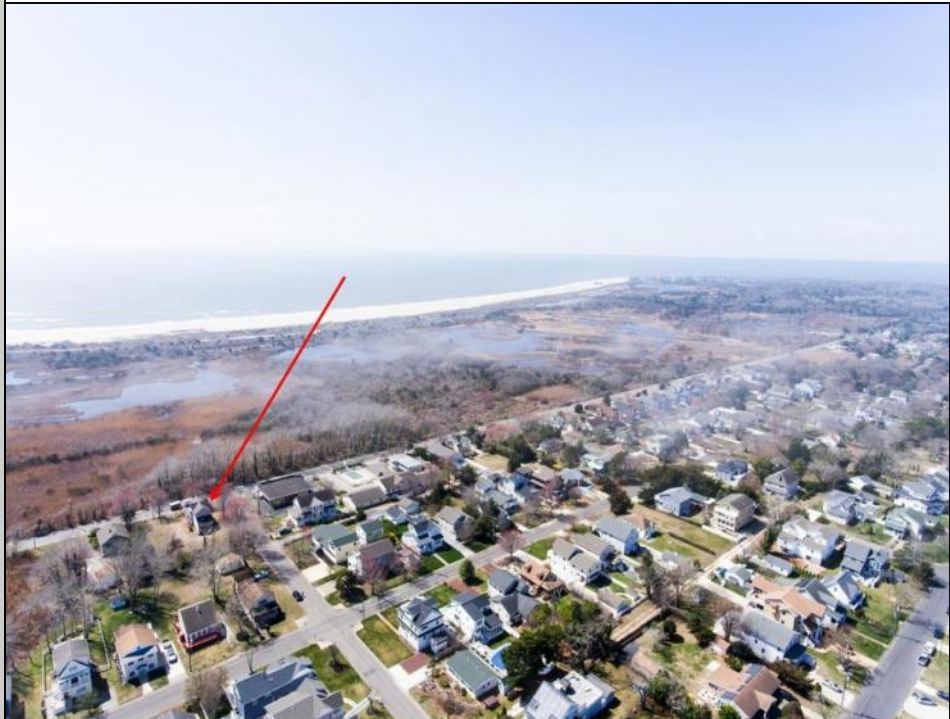


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**221 Sunset**  
**West Cape May, NJ 08204**

**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. This 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). Invest. 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, Sunset Beach and a wide array of charming Restaurants and Taverns. The center of it all. A short drive takes you to the Cape May Zoo, Wineries, Golf, the Cape May-Lewes Ferry, and Atlantic City Casinos & Entertainment. Property is currently zoned residential and located in the C-3 Commercial Zone. The purpose of the Sunset Commercial District is to provide a critical mass of commercial uses, preferably retail, leading to high density units above commercial also provide a realistic opportunity for it ready to Build or Develop? This rare opportunity will not come back. Invest in this investment for future plans.



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