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Berger Realty, Inc
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REALTOR

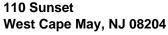## 110 Sunset
West Cape May, NJ 08204

Asking $3,750,000.00

COMMENTS

West Cape May Development Opportunity Don't miss this exceptional 16,021 sq ft (.35 acre) lot that spans an entire block with an impressive 180 feet of frontage along a main road. Zoned C-3 in West Cape May, this property allows for residential units above ground-floor commercial space—perfect for mixed-use development in a vibrant downtown setting. The zoning is designed to encourage higher-density, mixed-use projects that contribute to the charm and success of West Cape May's downtown area. Currently, the lot is home to an operating restaurant and already has water, sewer, and gas connections in place. The current owner has explored development options that align with existing zoning, including a potential project with up to 12 residential units above commercial space. The property may offer views of the water, beach, and nearby nature preserve, all just a short walk from some of the area's most sought-after beaches. If the beach isn't your preference, the lot's central location—within walking distance of downtown West Cape May, Cape May's Washington Street Mall, and numerous restaurants—offers unmatched convenience. This double corner lot was previously a gas station, and a No Further Action letter has already been secured by the current owner. See the attached renderings for a glimpse of the property\'s potential. While several ideas have been explored, the possibilities are far from exhausted. One thing's certain: this is a prime location with incredible promise. All approvals for development will be on the buyer to obtain at buyer\'s expense. All information is deemed accurate and should be confirmed by buyers. All approvals will be buyer\'s requirement at buyers\' expense.

PROPERTY DETAILS

Ask for Phillip Bellucci
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