

# Berger Realty

Since 1920



Berger Realty, Inc.  
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4202 5th  
Avalon, NJ 08202

Asking \$6,995,000.00



#### COMMENTS

Rare opportunity to build your custom dream home on this premium bayfront lot located on the highly desired Blue Fish Harbor. This 10,694 Sq.Ft. lot allows for construction of a 6,000+ Sq.Ft. home. The reverse pie shape lot with 90' of street frontage presents an opportunity for a truly special design with extraordinary curb appeal. With multiple comparable sales in the area set at over \$11.5M you can build your family estate and be in with over \$1M in instant equity. Plans are in the works with the architect and can be included in the sale.

#### PROPERTY DETAILS



Ask for Ben Duncan  
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