

# Berger Realty

Since 1928



Ocean 17  
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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 SqFt lot allows for construction of a 6,000+ SqFt 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. Reach out to the listing agent for examples of what can be built on this special parcel.

#### PROPERTY DETAILS



Ask for Grant Halliday  
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