

# Berger Realty

Since 1928



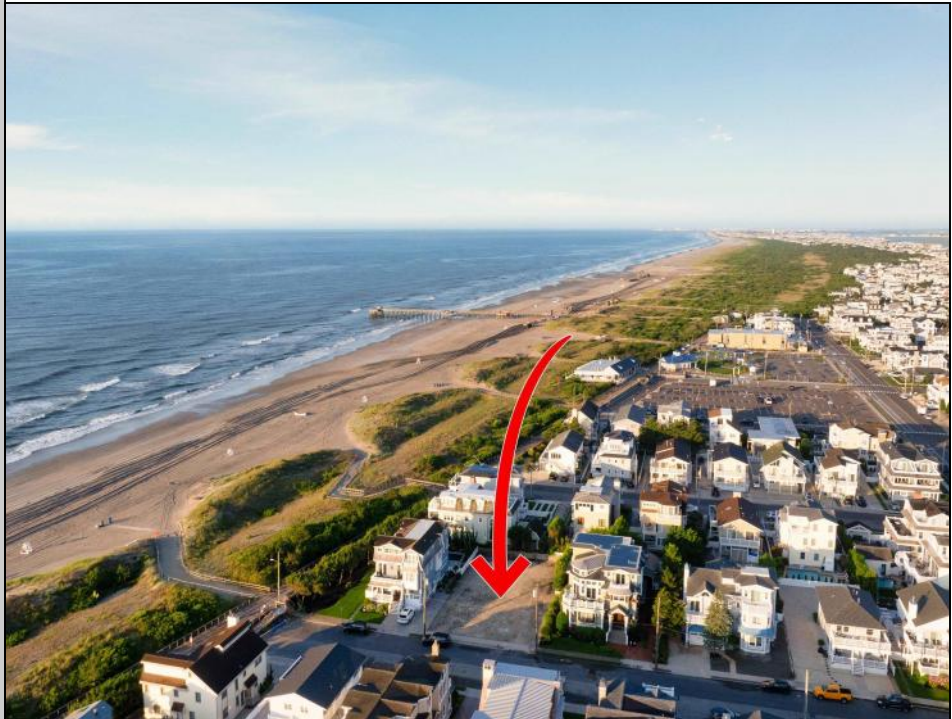
Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



74 26th  
Avalon, NJ 08202

Asking \$6,999,000.00



## COMMENTS

Discover an exceptional opportunity at 74 26th Street East in Avalon, NJ—a rare 2nd off the beach property offering endless potential. This distinctive parcel spans approximately 7,148 square feet, with an oversized lot dimension of 65 x 110 feet, presenting a unique chance to build a dream home up to 5,000 square feet. The allure of this location lies in its proximity to Avalon's pristine beaches, offering a seamless blend of seaside tranquility and modern convenience. Envision sunlit mornings by the shore, with the gentle sound of waves setting a serene backdrop for your coastal retreat. The elevations allow for remarkable views of the ocean waves breaking towards the beach. Whether you're dreaming of a contemporary marvel or a classic oceanfront abode, this property's generous dimensions and premium location provide an unparalleled foundation for your vision. Embrace the potential to create a bespoke residence that reflects both personal style and sophisticated coastal living. The Southern facing rear yard with 65 feet width allows for a spacious retreat with a large pool, hot tub, sun shelf, while allowing ample room for Lounges and deep seating. The canvas is yours to create your dream home. Don't miss the opportunity to develop in one of Avalon's most coveted neighborhoods. The neighbors will tell you that this is the best place to live on the island, with an exceptional community feel. The short stroll to the wide beach makes this one of the most attractive locations on the island. The beach is well protected and in a location that historically has access year round. Explore the possibilities and imagine the future that awaits at this extraordinary address. For inquiries and more details, please contact the listing agent for more details on the potential and property in this truly remarkable location.



Ask for **Troy Eggle**

Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [tde@bergerrealty.com](mailto:tde@bergerrealty.com)

