

# Berger Realty

Since 1920



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



9301 1st  
Stone Harbor, NJ 08247

Asking \$7,895,000.00



#### COMMENTS

Fantastic Opportunity! Introducing an unprecedented chance to own Stone Harbor's largest single lot — an impressive 110' x 110' corner property, just three homes from the beach. This is a rare, generational offering in one of the island's most coveted locations. All permits and full architectural plans are approved and included for a luxurious 4,700 square-foot coastal estate, making this a seamless, turnkey opportunity to bring your dream beach home to life. The current structure will be demolished prior to closing, ensuring a clean slate for your new build. Build to suit or bring your own builder and plans- Virtually any house design will fit on the lot. Whether you're envisioning a legacy family retreat, high-end investment property, or custom-designed second home, this premier parcel offers boundless potential. Opportunities like this don't come around often. Schedule a private consultation today to explore the full potential of this extraordinary Stone Harbor property.

#### PROPERTY DETAILS



Ask for Brian Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: bk@bergerrealty.com

