

# Berger Realty

Since 1928



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

info@bergerrealty.com



2 Shawmount  
Villas, NJ 08251

Asking \$250,000.00



#### COMMENTS

Endless Possibilities Await on just over an 1/2 acre in a Prime Location! Discover the rare opportunity to own land on scenic Shawmount Avenue, Nestled among custom homes and just moments from a new upscale subdivision. This expansive property offers a tranquil natural setting with proximity to the Cox Hall Creek Wildlife Management Area—perfect for nature lovers, developers, or anyone seeking space and privacy near the shore. Whether you're envisioning a private estate this versatile parcel provides a unique canvas in a rapidly growing area located near the Delaware Bay Beaches. The lot is in the process of being confirmed for city water and sewer availability—offering even more potential for future use. Don't miss your chance to secure this exceptional piece of land in a sought-after location close to Cape May's beaches, shopping, and attractions. Opportunities like this are few and far between! All permits are buyers responsibility.

#### PROPERTY DETAILS



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

