

# Berger Realty

Since 1928



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**22 Pelican  
Avalon, NJ 08202**

**Asking \$7,000,000.00**



#### COMMENTS

Welcome to one of Avalon Lagoons' most coveted addresses! This bayfront property on Pelican Drive offers a rare opportunity to own a spacious lot with unobstructed western views—perfect for soaking in breathtaking sunsets over the bay every evening. Property Highlights: Prime bayfront location with wide water frontage Expansive ~9,300 sq. ft. lot in Avalon's prestigious Pelican Drive neighborhood Existing 2,200+ sq. ft. home with potential to renovate or build your dream bayfront estate Room for a pool, dock, and outdoor entertaining spaces Tranquil setting with direct water access for boating, paddleboarding, and kayaking This property is all about endless views and endless possibilities. Whether you envision a modern custom home or updating the existing structure, 22 Pelican Drive delivers a front-row seat to Avalon's most stunning sunsets and the lifestyle only bayfront living can offer. Avalon Lagoons | 22 Pelican Drive Don't miss your chance to claim a piece of Avalon's waterfront luxury.

#### PROPERTY DETAILS



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