

# Berger Realty

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Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
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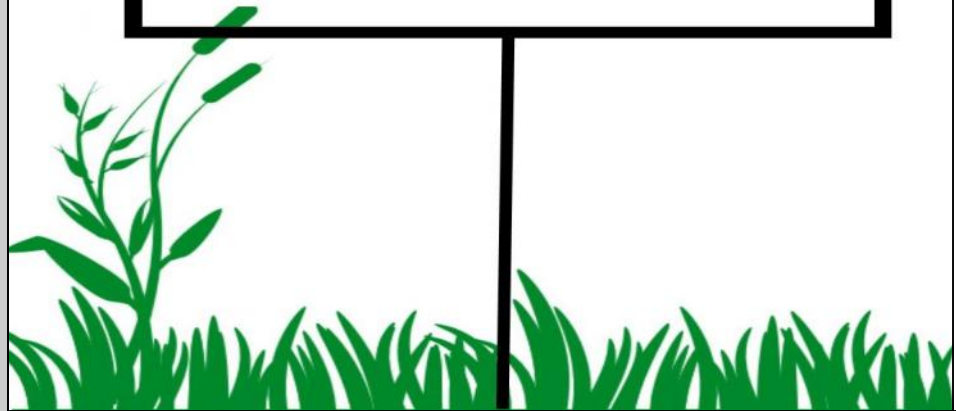
✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



22 Pelican  
Avalon, NJ 08202

Asking \$7,000,000.00

## VACANT LAND



### 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



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

