

# Berger Realty

Since 1928



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

info@bergerrealty.com



**3700 Oxford  
Ocean City, NJ 08226**

**Asking \$730,000.00**



#### COMMENTS

An incredible opportunity has arrived in the heart of Ocean City's sought-after Merion Park section! Situated on a full-sized 50' x 100' lot, 3700 Oxford Lane presents a unique dual opportunity for the discerning buyer. For the Visionary: This premium 5,000 sq ft parcel is the perfect blank canvas to build the shore home you've always imagined. Design a custom coastal masterpiece from the ground up, complete with modern amenities, multiple decks, and perhaps even a pool. With a prime location on a quiet, friendly street, your new construction investment is secured in one of the island's most desirable neighborhoods. For the Traditionalist: Step into the timeless charm of a quintessential shore cottage. This cozy 900 sq ft, 3-bedroom, 1-bath home is brimming with character and ready for its next chapter. Embrace the simple pleasures of island life, renovate to restore its vintage glory, or simply move in and start creating beach memories this summer. With plenty of outdoor living space, it's the perfect, manageable getaway that embodies the classic spirit of Ocean City. Nestled in serene Merion Park, you'll enjoy tranquil evenings, beautiful sunsets over the bay, and the convenience of being just a short bike ride to the beach and local attractions. Don't miss this chance to secure your piece of America's Greatest Family Resort. Whether you build new or cherish the old, your Ocean City story starts here.

#### PROPERTY DETAILS



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

