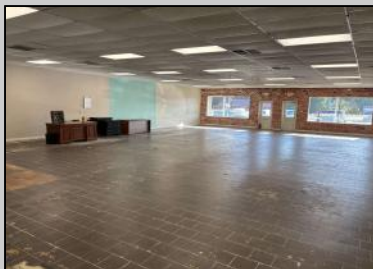
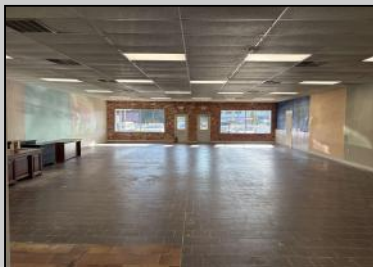


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



556 Sea Isle  
Ocean View, NJ 08230

Asking \$625,000.00



## COMMENTS

556 Sea Isle Boulevard – Prime Opportunity in the Gateway to the Shore Unlock the potential of this high-exposure property, ideally situated along Sea Isle Boulevard — the main gateway to Sea Isle City. 556 Sea Isle Boulevard offers endless opportunities for the entrepreneur, investor, or visionary looking to establish a brand presence or expand their portfolio in one of Cape May County's most strategic corridors. This property combines location, visibility, and versatility, positioned minutes from downtown Sea Isle and just off the Parkway, capturing consistent year-round traffic from both locals and seasonal visitors. Whether your vision is a boutique retail concept, professional office, service-based operation, the site provides the foundation to make it happen. Key highlights include: High-visibility frontage along Sea Isle Boulevard with strong daily traffic counts Flexible zoning supporting commercial, mixed-use, or business opportunities (verify with local zoning) Ample on-site parking and easy ingress/egress Proximity to the barrier islands, marinas, and high-value shore markets Strong growth area with continued investment and infrastructure improvements For the entrepreneur ready to make their mark at the Shore, 556 Sea Isle Boulevard is more than a property — it's a platform for your next success story. SOLD IN "AS IS" CONDITION!

## PROPERTY DETAILS

|                                |                                       |                                 |                     |
|--------------------------------|---------------------------------------|---------------------------------|---------------------|
| Exterior Block                 | OutsideFeatures Security Light/System | ParkingGarage 11 Or More Spaces | Heating Gas Natural |
| HotWater                       | Water                                 | Sewer                           |                     |
| Galvanized Steel               | Galvanized Steel                      | Public                          |                     |
| Ask for James Gray Haenn       |                                       |                                 |                     |
| Berger Realty Inc              |                                       |                                 |                     |
| 3160 Asbury Avenue, Ocean City |                                       |                                 |                     |
| Call: 609-399-0076             |                                       |                                 |                     |
| Email to: jgh@bergerrealty.com |                                       |                                 |                     |

