

# Berger Realty

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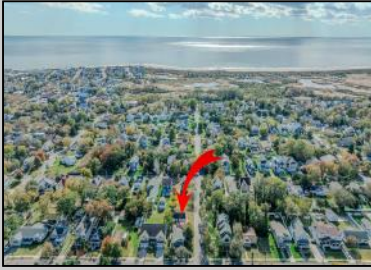


Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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408 Atlantic  
West Cape May, NJ 08204

Asking \$799,900.00



## COMMENTS

Discover the charm and potential of this property ideally located in West Cape May, just a short stroll to beloved restaurants, local eateries, farmer's markets, and seasonal festivals. Hop on your bike and you're minutes from Cape May's beautiful beaches and local wineries, making this one of the area's most desirable spots to create your dream coastal retreat. Picture mornings spent enjoying coffee on the porch, and evenings unwinding in the hot tub under the stars. The home, built in the 1930s, rests on its original pier foundation. This unique footprint offers the perfect opportunity to rebuild or reimagine your own coastal retreat. Buyer to perform their own due diligence with the municipality regarding what may be built or renovated on the property. Whether you're looking to build a year-round home, vacation getaway, or investment property, this setting offers the perfect blend of small-town charm and coastal lifestyle.

## PROPERTY DETAILS

|                    |                                |             |                  |
|--------------------|--------------------------------|-------------|------------------|
| Exterior           | OutsideFeatures                | OtherRooms  | InteriorFeatures |
| Vinyl              | Deck                           | Living Room | Smoke/Fire Alarm |
|                    |                                | Dining Room |                  |
|                    |                                | Kitchen     |                  |
|                    |                                | 1st Floor   | Primary          |
|                    |                                | Bedroom     |                  |
| AppliancesIncluded | Heating                        | Cooling     | HotWater         |
|                    | Gas Propane                    | Window      | Air Electric     |
|                    | Ask for Brandon Howell         | Howell      |                  |
|                    | Berger Realty Inc              |             |                  |
|                    | 3160 Asbury Avenue, Ocean City |             |                  |
|                    | Call: 609-399-0076             |             |                  |
|                    | Email to: bah@bergerrealty.com |             |                  |

