

# Berger Realty

Since 1928



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**15 Brooks**  
**Swainton, NJ 08210**

**Asking \$643,500.00**



#### COMMENTS

\*\*\*\*OCCUPED\*\*\*DO NOT APPROACH THE PROPERTY\*\*\* DRIVE BY ONLY\*\*\*\* Spacious Cape May Court House Opportunity on 1+ Acre Lot! Welcome to 15 Brooks Avenue in desirable Cape May Court House—an exceptional investment opportunity in a peaceful residential setting. This 3,007 sq ft home sits on 1.01 acres, offering a generous footprint and expansive outdoor space in one of Cape May County's most convenient and well-connected communities. The property is being sold occupied. Occupants are not to be disturbed and there will be no showings. This is an as-is sale, ideal for investors or buyers seeking a longterm addition to their portfolio. Located just minutes from downtown Cape May Court House, you'll enjoy easy access to shopping, dining, medical facilities, and the highly regarded Cape Regional Medical Center. Commuters will appreciate proximity to Route 9 and the Garden State Parkway, providing smooth travel to Cape May, Wildwood, Stone Harbor, and surrounding shore towns. Outdoor enthusiasts will love nearby attractions such as the Cape May County Park & Zoo, local golf courses, nature trails, and pristine beaches just a short drive away. With its substantial square footage, acreage, and prime location, 15 Books Avenue presents a rare chance to secure a valuable property in a thriving coastal community. Property is being sold As-Is condition. Buyer is responsible for all certifications. Seller never occupied. Neither the seller or listing agent make any representation as to the accuracy of any information contained herein. Buyer must conduct their own due diligence, verification, research and inspections and are relying solely on the results thereof.

#### PROPERTY DETAILS



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Water  
Public

