

# Berger Realty

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Ocean 17  
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**3313-3315 Bay Ave  
Ocean City, NJ 08226**

**Asking \$6,250,000.00**



#### COMMENTS

Located at the corner of 34th and Bay Ave in Ocean City, NJ, this property offers a prime real estate opportunity with significant redevelopment potential. Its proximity to The Garden State Parkway enhances its desirability, providing convenient access to transportation and nearby amenities. Ocean City itself is renowned for its beaches and community atmosphere, making it a sought-after location for both residents and vacationers. The existing property presents a great opportunity for redevelopment, catering to developers looking to enhance the property's value through modernization or expansion. This investment opportunity not only promises attractive returns but also aligns with the vibrant coastal lifestyle that Ocean City is known for, making it a compelling option in the region's competitive real estate market. Existing building will need to be torn down.

#### PROPERTY DETAILS



Ask for Grant Halliday  
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