

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1101 Ocean Ave  
Ocean City, NJ 08226

Asking \$25,000,000.00



#### COMMENTS

Current Parking Lot located at 1101 Ocean Avenue adjacent to the landmark Flanders Hotel in Ocean City, NJ, offers an approved 111-unit condominium hotel development on a prime beach block vacant lot. This six-story boutique midrise features 111 spacious two- and three-bedroom condo units, each 1,100 SF, with ocean, bay, and pool views. With Final Site Plan approvals secured and a CAFRA permit in hand, this project is poised to capitalize on Ocean City's status as one of the country's finest year-round resort islands. In a market with historically low housing inventory and unwavering tourism demand, The Soleil Resort project promises to redefine investment luxury units in Ocean City and Cape May County.

#### PROPERTY DETAILS

ParkingGarage  
11 or More Spaces



Ask for Tom Melchionni  
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