

Berger Realty

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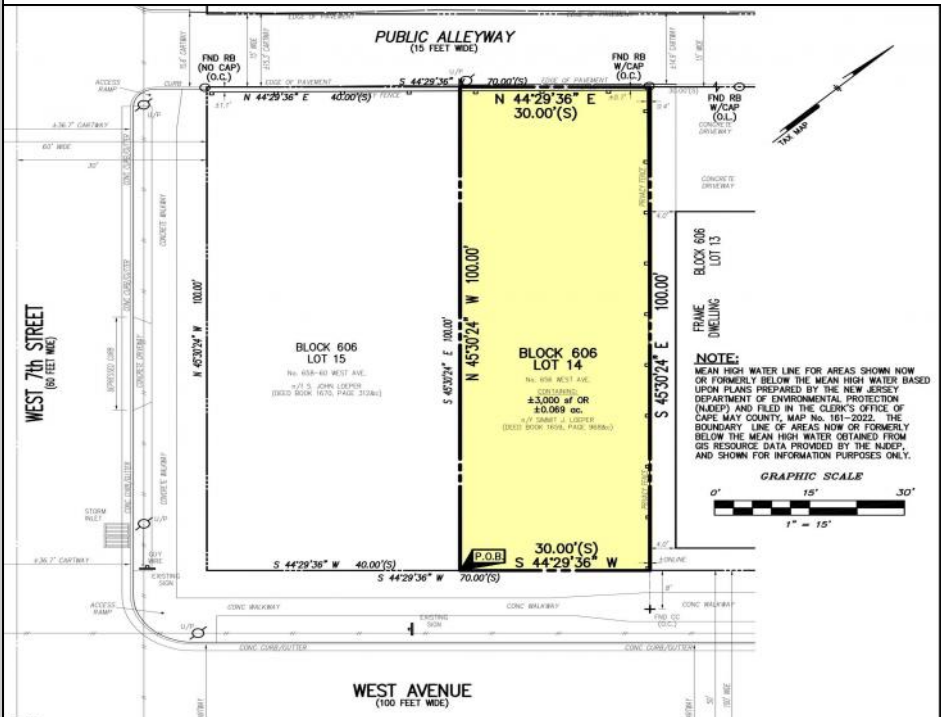


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**656 West
 Ocean City, NJ 08226**

Asking \$750,000.00



COMMENTS

VACANT LOT - Here is your rare chance to own a 3,000 sq ft lot in one of Ocean City's most dynamic and walkable areas. Situated off an alley, this listed property boasts 30 feet of frontage w/100 feet of depth in a cosmopolitan West Ave location which is nestled off a quaint residential family neighborhood, just steps from the vibrant Downtown Shopping District scene, short walk to loads of bayfront water entertainment activities, primary school, public transit & Ocean City's soft sandy beaches & boardwalk. Property is one of two lots being offered for sale and presents a strong value proposition in a high-demand area ideal for developers or investors looking to build a mixed-use space (subject to approvals). Buy ONE LOT or Buy TWO!! Lot is zoned for residential/mixed use development in the DIB zone, which opens up a ton of fabulous opportunities! Or, opt to build 2 Single Family Homes w/top floors to have open bay views. Mixed use allows you to combine your multiple residential units with bonus commercial space! Sell off all your units or keep & rent some for your own use!! Prospective tenants for your commercial units may include Professional Offices, Kitchen cabinetry & Bath showroom, retail sales, Health Care Facilities, Banks, Restaurants & Storage, Churches...You Name It! Adjacent 40x100 CORNER lot is also listed for sale separately. If combined, your two lots would provide you a whopping 70x100 CORNER lot (7,000 sq ft) for an optional one large mixed use building - so both lots are also listed for sale together! Clean Phase 1, surveys, separate deeds with clean title are all ready for a quick close. Whether you're envisioning a luxury beach retreat or a savvy investment property, these lots offer the flexibility and ideal location to bring your vision to life. Don't miss this opportunity to build in one of the South Jersey Shore's most sought-after island resorts of Ocean City NJ - America's Greatest Family Resort! Sellers are licensed real estate agents. So it's your choice - Buy One or Buy Both - but you need to ACT TODAY! Finding vacant buildable lots on this island at a reasonable price is next to impossible. These lots are priced AS IS for a fast sale as multiple recent sold comps value each at \$1,000,000. Asking price- CALL NOW!

PROPERTY DETAILS

