Berger Realty
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Berger Realty, Inc.
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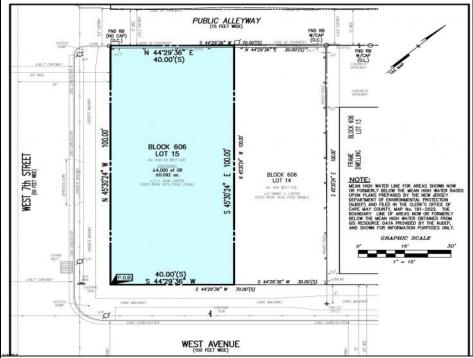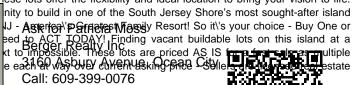✉ info@bergerrealty.com

REALTOR

660 West
Ocean City, NJ 08226

Asking $850,000.00

COMMENTS

VACANT LOT - Here is your rare chance to own a 3,0000 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 desirable 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. _____ nity to build in one of the South Jersey Shore's most sought-after island _____ NJ - America's Greatest Family Resort! So it's your choice - Buy One or _____ eed to ACT TODAY! Finding vacant buildable lots on this island at a _____ xt to impossible. These lots are priced AS IS _____ multiple _____ e each at way OVER current asking price - Seller _____ estate

Ask for Patricia Moss
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PROPERTY DETAILS