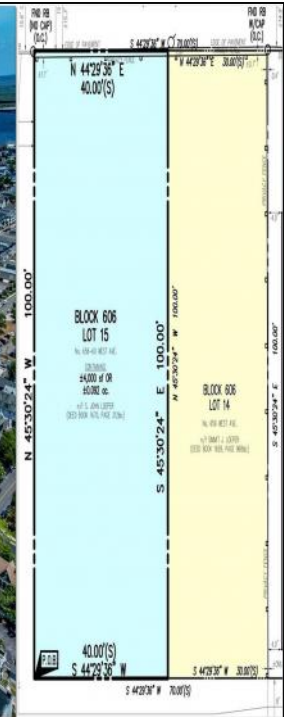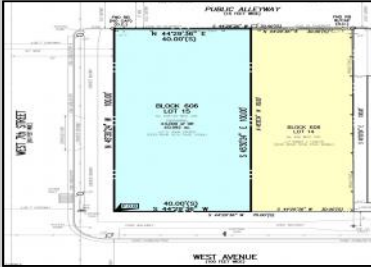# Berger Realty
● Since 1920 ●

Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com

REALTOR

656-660 West
Ocean City, NJ 08226

Asking $1,600,000.00

Lot 15 & Lot 14

COMMENTS

TWO VACANT LOTS - Here is your rare chance to purchase TWO lots (40x100 CORNER plus 30x100 adjacent) in one of Ocean City's most dynamic and walkable areas. Current sold comps support $1.8-2.3 million in per sq ft land value, but only asking $1.6 million for a quick sale!!! Situated off an alley, this listed double-lot 7,000 sq ft property boasts at total of 70 feet of desirable CORNER 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. Listed property consist of TWO separately deeded lots, which are also each listed separately (corner for $850K & adjacent for $750K), 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! If combined, these two lots would provide you a whopping 70x100 CORNER lot (7,000 sq ft) for an optional one large mixed use building - but each it also listed & may be sold separately. Clean ... rate deeds with clean title are all ready for a quick close. Whether you\'re ... retreat or a savvy investment property, these lots offer the flexibility ... ring your vision to life. Don't miss this opportunity to build in one of the most sought-after island resorts of Ocean City NJ - America's Greatest ... your choice - Buy ONE or Buy Both - but you need to ACT TODAY! ... lots all this island at a reasonable price is next to impossible. These lots ... le as multiple recent sold comps value each as ... than this asking ... sed real estate agents - CALL NOW!.

Ask for Susan Goetz
Berger Realty Inc
3160 Asbury Avenue, Ocean City...
Call 609-399-0076
Email to: goe@bergerrealty.com

PROPERTY DETAILS