

# Berger Realty

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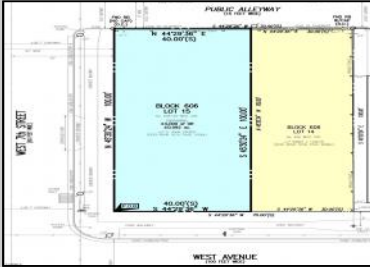


Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



656-660 West  
Ocean City, NJ 08226

Asking \$1,600,000.00



## 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 looking to develop a new investment property, these lots offer the flexibility to bring 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 Beach Town. Buy or Rent Today! The lot is sold at a reasonable price is next to the beach. These lots are multiple recent sold comes value each and are being sold asking less than other real estate agents - CALL NOW!



Ask to Steven Omer  
Berger Realty Inc  
3160 Asbury Avenue Ocean City  
Call 609-399-0076

Email: sro@bergerrealty.com

## PROPERTY DETAILS

