656-660 West
Ocean City, NJ 08226

Asking $1,600,000.00

Lot 15 & Lot 14
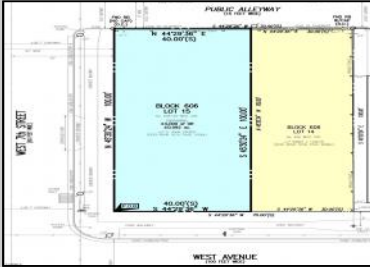
COMMENTS

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. Situated off an alley, this listed double-lot 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 Phase 1, surveys, separate deeds with clean title are all ready for a quick close. Whether you\'re envisioning a [...] r a savvy investment property, these lots offer the flexibility and ideal [...]sion to life. Don't miss this opportunity to build in one of the South Jersey [...]ter island resorts of Ocean City NJ - America\'s Greatest Family Resort! Buy One or Buy Both - but you need to ACT TODAY! Finding vacant land at a reasonable price is next to impossible - these two are priced for recent comparable value each at way over current value, as both sellers agents - CALL NOW!
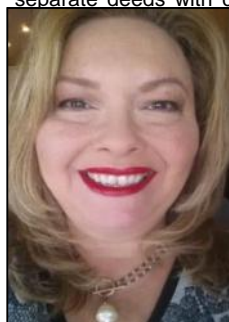
Ask for Theresa Mama
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Call 609-399-0076
Email to: tam@bergerrealty.com

PROPERTY DETAILS