

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



101 Avalon Rd  
Lower Township, NJ 08204

Asking \$560,000.00



## COMMENTS

Opportunity in a Booming Beachside Neighborhood Welcome to 101 Avalon Road—a rare opportunity nestled in one of Cape May's most desirable and rapidly growing neighborhoods. Situated on a spacious 0.23-acre lot, this property offers endless potential for both investors and those looking to create their dream shore retreat. Whether you're considering a full-scale renovation, building new, or simply making light updates, this home is a canvas for value and vision. Just a short walk to the beach, this location delivers the ultimate shore lifestyle. Enjoy strolls to the sand, bike rides to nearby restaurants and shops, and easy access to everything that makes Cape May one of New Jersey's most beloved beach towns. The surrounding neighborhood is booming with new development, beautifully renovated homes, and increasing long-term value. The existing structure can be used as-is or lightly refreshed to serve as a comfortable vacation home, long-term rental, or short-term income-producing property. With the size of the lot, there's also room to expand or rebuild entirely—design a custom beach house with outdoor entertaining space, pool, or more. Key Highlights: Oversized 0.23-acre lot offering build or expansion potential Walkable to the beach and close to all Cape May attractions Perfect for vacation use, rental income, or redevelopment Located in a thriving, high-demand coastal community Whether you're looking for a strategic investment or a summer getaway with serious upside, 101 Avalon Rd delivers. Opportunities like this don't last—schedule your showing today.

## PROPERTY DETAILS

### Outside Features



Parking Garage

Detached Garage

On Site for James P. Monroe

Berger Realty Inc

Water 109 E 55th St., Ocean City

Well Call: 609-399-4211

Email to: jmp@bergerrealty.com

Basement

Crawl Space

Sewer

Public Sewer

Heating

Gas-Natural

