

Berger Realty

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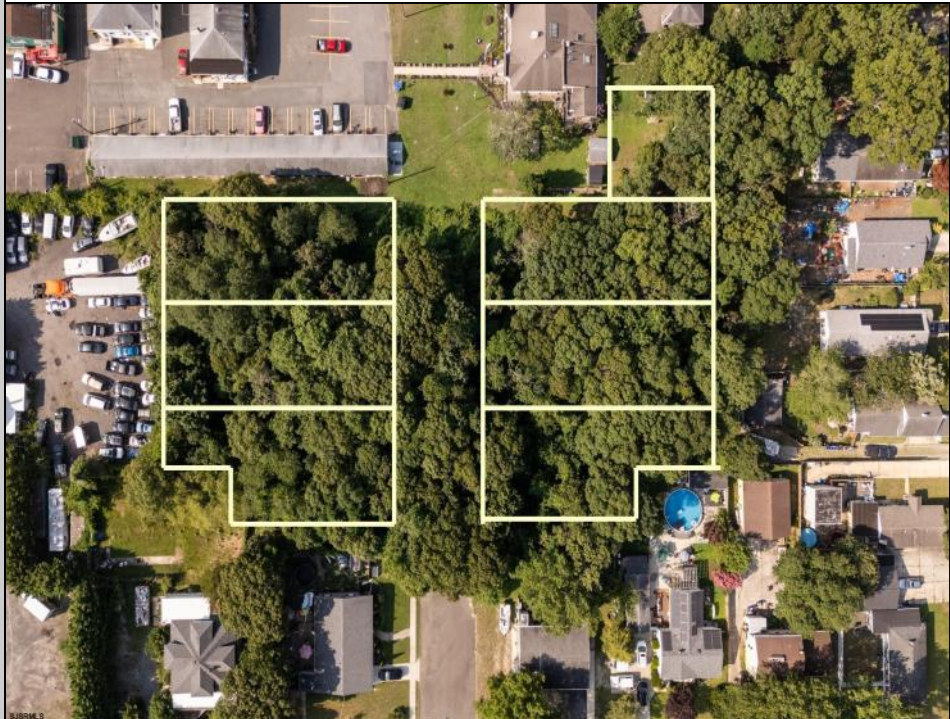


Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
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608 9th
Somers Point, NJ 08244

Asking \$495,000.00



COMMENTS

Rare Development Opportunity – Prime R-1 Land Assemblage in Somers Point, NJ Introducing a rare opportunity to acquire a strategic land assemblage in the heart of Somers Point's desirable R-1 zone. This offering includes seven contiguous parcels spanning over 1.35 Acres of total land area, ideal for luxury single-family home development or long-term investment. Portfolio Highlights: Address - Lot Size - Lot Dimensions 608 9th St – 10,001 SF | 66.67' x 150' 606 9th St – 9,999 SF | 66.66' x 150' 604 9th St – 7,501 SF | 66.67' x 100' + 50' x 16.67' 645 9th St – 9,999 SF | 66.66' x 150' 643 9th St – 10,001 SF | 66.67' x 150' 641 9th St – 7,501 SF | 66.67' x 100' + 50' x 16.67' 903 W New York Ave – 3,750 SF | 50' x 75' Zoning: All parcels are zoned R-1 (Single-Family Residential), allowing for high-end new construction in one of Somers point's most established neighborhoods. Lot dimensions provide ample design flexibility for expansive homes, garages, pools, or outdoor living spaces. Development Potential: Whether you're looking to build luxury residences, invest in land banking, or explore a phased development strategy, this assemblage offers significant upside in a supply-constrained market.

PROPERTY DETAILS



Ask for J.K. Hepner, III
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