

# Berger Realty

Since 1928



Berger Realty, Inc.  
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206-211 Iowa  
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Asking \$1,299,000.00



## COMMENTS

CAFRA approved with approx. 390 feet of waterfront! This rare opportunity includes 12 lots across from historic Bader Field—ideal for redeveloping a marina, waterfront homes, or a mixed-use project. Features a 3,200 sq ft 8-bay garage, 3,000 sq ft boathouse/restaurant, and over an acre of OWNED WATER FOR floating docks. Potential for 14 properties or a condo-marina blend. Endless possibilities for income and development in a prime coastal location! This is your chance to create something iconic on the Jersey Shore—where lifestyle meets investment potential. Bring your vision to life and seize this once-in-a-generation opportunity. Inquire today!

## PROPERTY DETAILS

|                |                                                                             |                             |                                         |
|----------------|-----------------------------------------------------------------------------|-----------------------------|-----------------------------------------|
| Exterior Block | OutsideFeatures<br>Dock/Pier/Slip<br>Fence<br>Restrooms<br>Storage Building | ParkingGarage<br>Off Street | InteriorFeatures<br>Restroom<br>Storage |
| Basement Slab  | Water Public                                                                | Sewer Public Sewer          |                                         |



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