

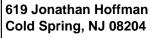


Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



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Asking \$839,000.00



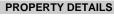




## **COMMENTS**



2.23 acre secluded lot across from the Cape May Canal. This backs up to 60 acres of preserved farmland occupied by Nauti Spirits, a Farm to Bottle Distillery. Minutes from Cape May\'s premier wineries. One mile to the Ferry Terminal and Bay Beaches. Two miles to downtown Cape May and the ocean beaches, marinas, restaurants and entertainment. This lot is not in a flood zone, no flood insurance required. It has been selectively cleared in anticipation of house placement. A wooded privacy buffer was left intact. Bring your house plans and see if you can imagine living here. Survey is in Associated Docs.







Ask for Carole Lelli Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: cll@bergerrealty.com

