

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**1889 Avalon  
Avalon, NJ 08202**

**Asking \$4,495,000.00**



## COMMENTS

PREMIER BEACH BLOCK LOCATION OFFERING AN OCEAN VIEW! This is THE lowest priced single-family beach block property in Avalon/Stone Harbor! AND...it's not often that you can buy a corner lot in the beach block, let alone a large, "corner" lot in a fantastic "Park-n-Walk" location such as 19th Street! Walk past just six homes, and you're at the path that leads to an amazing beach! And - the lot is oriented "facing the ocean", therefore a new home on the site can offer direct ocean views as you sit in the Living Area, the Kitchen & Dining Area, and from the Master Bedroom! Being on the Northeast corner of the beach block, you get maximum air flow, as there's no home immediately next door to block those refreshing, prevailing Southerly summer breezes! The 60' x 110' lot size allows a larger home PLUS a large two-car garage, abundant deck space, and a very spacious rear yard with a large pool and ample entertaining area! This is a quiet residential neighborhood and it's only a short walk into town, where you'll find all sorts of shopping, restaurants and nightlife! This property is being sold in AS IS condition as a Building Site. Note that a new home built on this site will have an even better view because (a) it will sit-up considerably higher above the ground, thus allowing a clear view of the ocean over top of the dunes, and (b) the new home would be built closer to 19th Street, which enhances the view since you'll be looking straight down the open street. Photos of completed homes are included to provide an idea of the type of home that can be built on a similar lot size and orientation. Access to the property may be granted only for purpose of observing the view.

## PROPERTY DETAILS

Ask For Bob  
4 car parking  
Berger Realty Inc

109 E 55th St., Ocean City  
Call: 609-399-4261  
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Cooling  
None

