



209 New Jersey  
 Villas, NJ 08251

Asking \$245,000.00



Google Earth

### COMMENTS

Located just 11 homes away from the bay beaches and stunning sunset skies, this cottage sits on a 54 x 111 lot with a detached one-car garage. The cottage has been completely gutted, offering an excellent opportunity for possibly rebuilding or possibly new construction. This prime location previously featured 2 bedrooms and 1 bath. The buyer will need to obtain all necessary approvals, and the property is being sold as-is, for cash sales only. Please refer to the attached survey for more details. The interior is not accessible until a contract is verbally accepted. Property exterior only walk-throughs are only permitted with your buyer's agent present. The home has access to city water, city sewer, and natural gas. Ready, set, go—who will be the first to own this fantastic property?

### PROPERTY DETAILS

Exterior Shingle	ParkingGarage Garage 1 Car Detached	Heating No Heating	Cooling None
HotWater None	Water City	Sewer City	



Ask for Ken Sedberry  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: kas@bergerrealty.com  
<http://www.buytheshore.com>

