

# Berger Realty

Since 1928



Berger Realty, Inc  
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150 64th  
Avalon, NJ 08202

Asking \$9,750,000.00



#### COMMENTS

One-of-a-kind opportunity to purchase an Oceanfront property in the South End of Avalon which is situated closer to the Ocean than other adjacent oceanfront properties. This location gives spectacular, unobstructed views of the Ocean, Beach, and Dunes from all 3 sides of the property. These views will be enhanced greatly when a new 3 story oceanfront home is constructed on this site. This property is being sold as an Oceanfront Lot (demolition of existing home will be Buyer's responsibility) located in the South end of Avalon which offers an excellent opportunity to build a new 3 story home with a maximum size of 4,713 square feet as shown on the Conceptual Plot Plan dated 10/18/23 in Associated Documents. The tax map in the Associated Documents shows the lot location which is highlighted in yellow. Lot size is 60' x 110' plus an additional 30' x 20'. The tax map also shows location of the Dune Line Ordinance No. 442 is between lots 44.01- 87 and 46-89 which requires retention of the oceanfront deck and the East and South walls and meeting all the requirements of CAFRA BY RULE (which it does). Additional decks are permitted on the East, South and North sides of the home. As indicated on the tax map and in the pictures, you will see that there are unobstructed views on the North and South sides of the lot because of being 20' closer to the ocean than the adjacent oceanfront properties. The Buyer has 2 options: 1. Live in the existing home and build a new home in the future; or 2. Demolish the existing home after all required building conditions are satisfied and build a new home.

#### PROPERTY DETAILS



Ask for John Tonkinson  
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