

# Berger Realty

Since 1928



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

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



2501 Route 9  
Ocean View, NJ 08230

Asking \$2,000,000.00



#### COMMENTS

Great opportunity for development at the Intersection of Rt 9 and the Sea Isle City Blvd! This property falls within Dennis Township's OVCC Zoning, the purpose of which is to promote a desirable mix of commercial, office, civic and residential uses within a pedestrian-friendly Village Center environment that serves the community's needs. The owner is working-on plans to develop the 12-acre parcel with mixed-use retail, office, and medical space and 36 residential townhomes! The site benefits from easy access to the Garden State Parkway, and close proximity to Ocean City, Sea Isle City, Avalon and Stone Harbor. In addition, there's a high-volume Wawa gas/convenience store and a liquor store located across the street. The site is also adjacent to Shore Gate Golf Club! Ideal uses include: retail, restaurants, bank/credit union, medical, wireless store, discount merchandise, nail & hair salons and professional offices. Call today for additional information!

#### PROPERTY DETAILS

Ask for Wendy Brown  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [wmb@bergerrealty.com](mailto:wmb@bergerrealty.com)

