

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



135 7th  
Avalon, NJ 08202

Asking \$3,795,000.00



#### COMMENTS

STUNNING OCEAN VIEWS AND A SHORT STROLL TO THE BEACH. This 50' x 110', vacant lot is located just a couple of blocks from the beach path and ready for your immediate build. The Seller has already obtained the necessary approvals from NJDEP and CAFRA. The Seller also has worked with Todd Danner of Arqitecture to create a stunning set of partial plans for a very custom, three story home that would offer fabulous entertaining spaces oriented towards the incredible ocean vistas. Buyer is responsible for completing the working drawings. This is a rare opportunity because the Seller has assumed the hassle and expense of demolishing the home and obtaining CAFRA approvals. With the home demolished, the Buyer will save the 1% mansion tax and then have a clear path to getting started on their dream home immediately!

#### PROPERTY DETAILS



Ask for Denise Kelley  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [dlk@bergerrealty.com](mailto:dlk@bergerrealty.com)

