

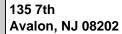


Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com





Asking \$3,795,000.00











## **COMMENTS**

STUNNING OCEAN VIEWS AND A SHORT STROLL TO THE BEACH. Vacant lot ready for your immediate build. Seller has NJDEP CAFRA Permit in place. SAVE THE MANSION TAX AS LOT IS VACANT. Seller has a stunning set of partial plans done by Todd Danner of Architecture for a very custom, three story home offering fabulous entertaining space oriented towards the incredible ocean vistas. Buyer responsible for the working drawings. Rare opportunity to buy, save the Mansion Tax, avoid the delay of CAFRA approval, no demolition hassle or expense and, best of all, build your dream home immediately.

## PROPERTY DETAILS



Ask for Stewart Vaughan
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: smv@bergerrealty.com

