

# Berger Realty

Since 1928



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

info@bergerrealty.com



4599 5th  
Avalon, NJ 08202

Asking \$5,695,000.00



## COMMENTS

Rare opportunity to own a massive buildable lot in Avalon's most prestigious neighborhood, The Fingers. This renowned section of Seven Mile Island is home to some of the area's finest luxury properties, offering a prime location close to town and just a short distance from the beach. This property is situated on an impressive 60x250-foot lot, providing ample space to build a custom home of 5,000+ square feet. Located at 4599 Fifth Avenue on Yale Harbor, one of the most protected bayfront lagoons on the island, this lot combines privacy and safety. A portion of the property falls within an X flood zone, offering additional peace of mind as one of the highest and safest locations on the bay. The property is being sold as-is, and the seller makes no representations regarding its condition. Opportunities like this are incredibly rare—land in this part of Avalon seldom becomes available. In fact, it's been nearly two years since a similar property has come to market. Don't miss your chance to own a piece of the greatest shore town there is!

## PROPERTY DETAILS

Exterior Wood	OutsideFeatures Dock Cable TV Sidewalks	ParkingGarage Garage 1 Car	OtherRooms Living Room Dining Room Kitchen
AppliancesIncluded Range	Basement Crawl Space	Heating Gas Natural	Cooling Central Air Condition



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

