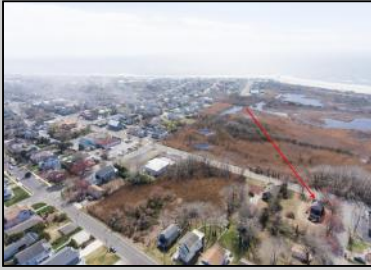


# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



221 Sunset  
West Cape May, NJ 08204

Asking \$2,200,000.00



#### COMMENTS

Welcome to 221 Sunset Boulevard in the highly sought after West Cape May! This is a Developer's and Investor's Dream in the C-3 zoned Sunset Commercial District with the rare opportunity for Mixed-Use development in the heart of Cape May. The 15,000sf lot with 100sf frontage allows for the pursuit of development in retail, Hotel/B&B, mixed-use residential above ground floor of public parking, restaurant/brewery/winery/other. All municipal requirements and variances will be the Buyer's responsibility. The three story Victorian home can be restored to prominence with great care or the property has potential to be subdivided into three parcels to meet zoning requirements. Nature lovers will be located directly across from vast preserved land owned by The Nature Conservancy assuring that serenity and potential ocean views will not be obstructed. This opportunity is in close proximity and centrally located to pristine Cape May beaches, Cape May Lighthouse and World War 2 Lookout Tower, the famous Washington Street Mall, Cape May City Rail Bus Terminal, and a wide array of charming Restaurants and Taverns. A short drive takes you to the Cape May Zoo, Wineries, Golf, the Cape May-Lewes Ferry, and Atlantic City Casinos & Entertainment.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	OtherRooms	Basement
Vinyl	Deck	Living Room Kitchen	Full



Cooling  
Water  
Conditioning  
Ask for Joanne Kelly  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: jmk@bergerrealty.com

HotWater  
Electric

Water  
City

