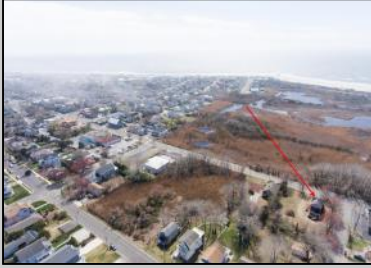




**221 Sunset
 West Cape May, NJ 08204**

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 Vinyl	OutsideFeatures Deck	OtherRooms Living Room Kitchen	Basement Full
-------------------	-------------------------	--------------------------------------	------------------



Cooling
 Air Conditioning
 Ask for Sheila M. Berni
 Berger Realty Inc
 1330 Bay Avenue, Ocean City
 Call: 609-391-1330
 Email to: sdb@bergerrealty.com

HotWater
 Electric
 Water
 City

