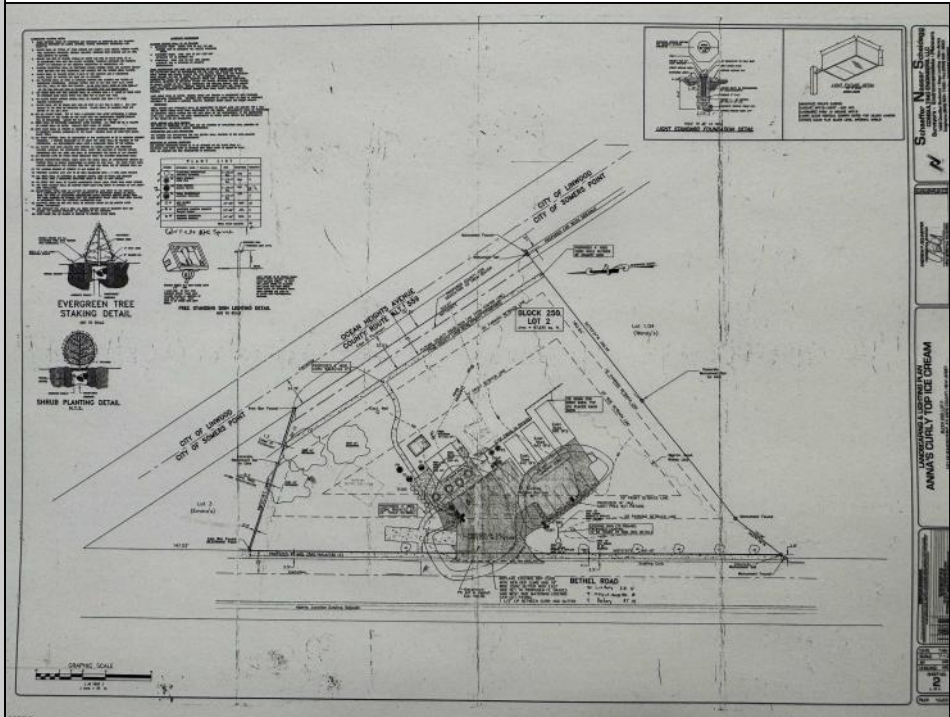




**535 Ocean Heights  
Somers Point, NJ 08244**

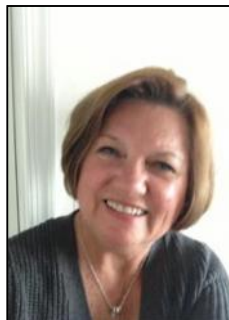
**Asking \$1,990,000.00**



**COMMENTS**

FOR SALE - Prime Development Parcel. Approx. 1.5+/- acres of land available for development. 2 street frontages: 435 feet of frontage on Bethel. 245+/- feet of frontage on Ocean Hts. Ave. Currently has 1 small 600+/- sf building on site. Excellent traffic count / pattern. Situated directly across from ShopRite, Starbucks, Applebee's . This "island" contains Wendy's, CVS, Advanced Auto. The "island" is bound by New Rd / Route 9 / Ocean Heights Ave. and Bethel Road. Zoning is GB

**PROPERTY DETAILS**



Ask for Linda Watts  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [ljw@bergerrealty.com](mailto:ljw@bergerrealty.com)

