

# Berger Realty

Since 1928



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



308 13th  
Ocean City, NJ 08226

Asking \$875,000.00



#### COMMENTS

Development opportunity with Plans for a Custom 4 br. single family home or buy the New home finished with many upgrades incl. Sauna, steam shower and Hot tub for \$1,900,000.00. No showings and will sell vacant. Must settle by NOV 1 as building will be started and only sold as new Construction after. Building being torn down. Buyer will reimburse for demo cost if bought after NOV 1.. Buy before construction begins. Save over \$300,000+ building yourself and cutting out developer profit! Approximate cost of building yourself is \$1,500,000.

#### PROPERTY DETAILS

ParkingGarage	Heating	Water	Sewer
One and Half Car	Gas-Natural	Public	Public Sewer

Ask for John McElhiney  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: jjm@bergerrealty.com

