

Berger Realty

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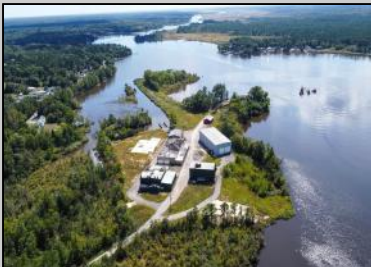


Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
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100 Post
Mays Landing, NJ 08330

Asking \$1,700,000.00



COMMENTS

Just shy of 18 sprawling acres of PRIME RIVERFRONT REAL ESTATE with an EXORBITANT AMOUNT of FRONTAGE (approx. 1400 feet) as well as OUTSTANDING DEVELOPMENT POTENTIAL along the Great Egg Harbor River in beautiful Mays Landing!! This VERY UNIQUE AND SPECIAL OPPORTUNITY won't be one you'll see again, as THEY AREN'T MAKING ANYMORE! The diamond in the rough is the 3 bedroom home (in need of completion, as renovations have begun but have halted), situated a top a raised bluff, providing panoramic views of the river! The property, previously home to Post Marine, a local yacht builder, of whom occupied the property for over 40 years, but discontinued operations over 10 years ago. Given the nature in which the property was used previously, it also houses several large commercial buildings, of which, some in much better condition than others. The property also boasts a large boat basin with docks, slips, previously housed a travel lift, and was utilized for launching and receiving vessels for test drives and performance. The property, consisting of two lot numbers, is zoned GL-A and residential and should allow for home occupation and operation, parks, playgrounds and recreational use, public utility operations, centers for worship, education, and single family residences. A tidelands lease and/or dredging are likely applicable. Premises could be used for a business in which the owner prefers to reside on property to oversee daily operations, and utilizing any of the existing buildings to conduct said business. Or, it's also been described as being suitable for a high end subdivision, fit for large personal estate style lots to house several custom, luxury, waterfront homes, each with river access.

PROPERTY DETAILS



Outside Features
Dock/Pier/Slip
Fence
Loading Dock
Sec Building
Storage Building
Truck Door
Parking Garage
11 or More Spaces
3160 Asbury Avenue, Ocean City
Call 609-399-0076
Email: nicw@bergerrealty.com

Heating
Gas-Natural



Water
Public
Sewer
Private
Septic

Gas
Multi-Zoned