

# Berger Realty

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Berger Realty, Inc.  
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**139 Gibbs #A**  
**Somers Point, NJ 08330**

**Asking \$1,500,000.00**



#### COMMENTS

Come build your Bayfront dream home! This lot offers unobstructed Bayfront views for a great price without the Island Traffic! If you're an avid boater or fisherman, this location offers direct access to the Great Egg Harbor inlet, along with world class back bay fishing just moments away. The location is in the heart of the Somers Point marina district and just steps away from local restaurants, shops, and entertainment. The riparian grant to this property is 51 X 248 X 52.5 X 244 and fully dredged for a dock/boat slip. The size of the vacant land is 40x143 and leveled with fill. New bulkhead was installed in November 2023 and dredging completed in April 2024. All fees and permits have been paid and approved for the dock/pier installation. The lot has received an approved variance to build a single family home, along with approval from the historic district. The seller will provide the buyer with all approvals, building permits, CAFRA permits, and a full set of architectural drawings for the home.

#### PROPERTY DETAILS



Ask for Barbara Varacalli  
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