

221 Sunset Blvd West Cape May, NJ 08204



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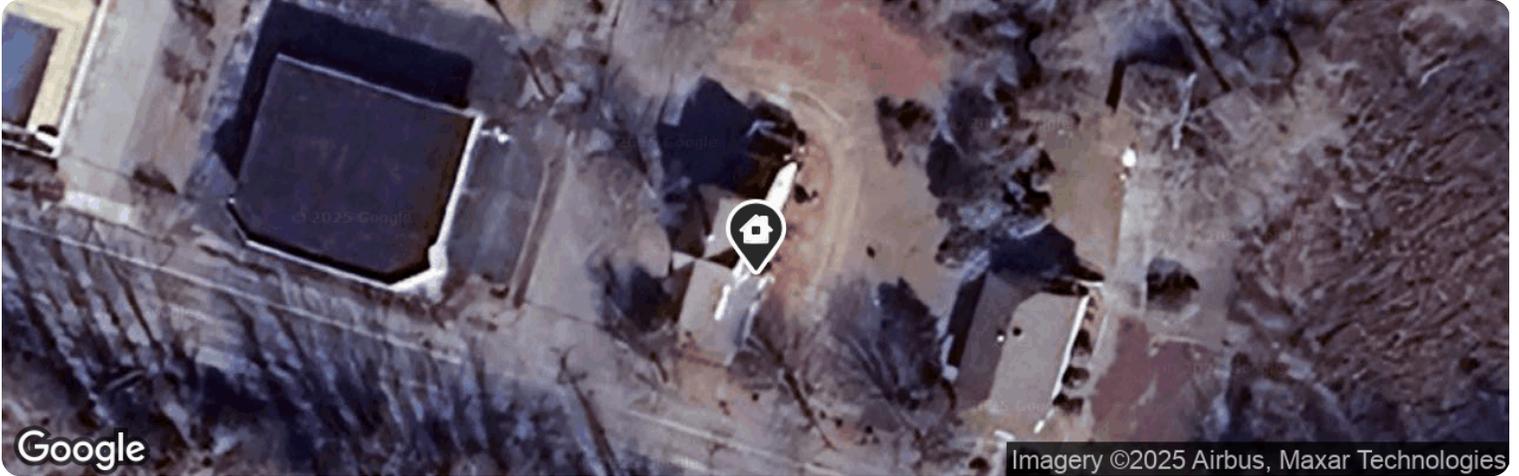
Welcome to 221 Sunset Boulevard in the highly sought after West Cape May!

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. This 15,000sf lot with 100sf frontage on Sunset Boulevard allows for the pursuit of three story development in Retail, Hotel/B&B, Mixed-Use Development, Restaurant /Brewery/Winery/other. All municipal requirements and variances will be the Buyer's responsibility.

Exceptional opportunity for Hotel and/or Condo Development. The three story Victorian home can be restored to prominence with great care for your Dream Estate Beach Property or for a stately B&B in an ideal tourist location. Further, the 15,000sf property has approval to be subdivided into three parcels to meet zoning requirements. (All municipal requirements and variances will be the Buyer's responsibility). Three 50x100sf Lots for this one price! (2 Lots with 50' frontage on Sunset Boulevard). Invest.

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, Sunset Beach and a wide array of charming Restaurants and Taverns. The center of it all. A short drive takes you to the Cape May Zoo, Wineries, Golf, the Cape May-Lewes Ferry, and Atlantic City Casinos & Entertainment.

Property is currently zoned residential and located in the C-3 Commercial Zone. The purpose of the Sunset Commercial District is to encourage a high density, critical mass of commercial uses, preferably retail, leading to high pedestrian traffic. Residential units above commercial also provide a realistic opportunity for affordable housing. Not ready to Build or Develop? This rare opportunity will not come back. Purchase now and hold this investment for future plans.



● Active / For Sale • Active: 4/1/2025

List Price

\$2,200,000

Active Date 4/1/2025 Listing ID 251440



Residential

Basic Facts

Type

Lot/Land

Days in RPR

45

ESTIMATE®

ESTIMATE® not available

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Property Information

Property Facts

Name	Public Facts	Listing Facts	Agent Refinements
Property Type	–	Lot/Land	–
Property Subtype	–	Residential Vacant Lot	–
Bedrooms	–	–	–
Total Baths	–	–	–
Full Baths	–	–	–
Partial Baths	–	–	–
Living Area (sq ft)	–	–	–
Building Area (sq ft)	–	–	–
Lot Size	–	–	–
Lot Dimensions	–	100 x 150	–

Exterior Features

LISTING

Lot Size Dimensions	100 x 150	Lot Size Range	10000 to 20000 SqFt
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Land Features

Improvements	Gas,Electric,Water,Sewer	Topography	Cleared,Level
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Location Details

Zoning	Residential,Commercial	Location Features	Corner, Water View
Area Description	West Cape May	Flood Zone	AE

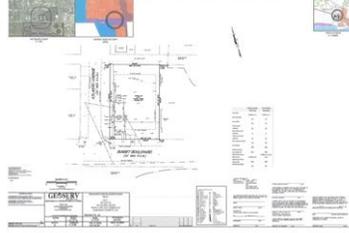
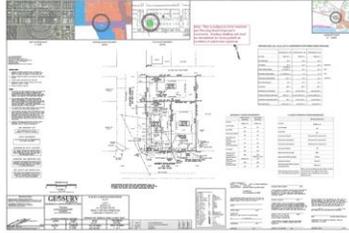
Photos

Listing Photos



Photos

Listing Photos



Market Trends

Market Trends for Cape May, NJ 08204

Single Family + Condo/Townhouse/Apt.

April 2025

Market Type



Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
3.94	96.7%	23	\$527,500
↑ 21.6% MoM	↓ 1.35% MoM	↓ 17.86% MoM	↓ 10.21% MoM

April 2025 Active Listings

Cape May, NJ 08204

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$849,500
 ↑ 0.1% Month over Month



April 2025 Pending Listings

Cape May, NJ 08204

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that were in a pending status on the last day of the month. RPR uses the list date, a derived pending date and a derived off-market status date to determine if the listing was in a pending status on the last day of the month. An end-of-month snapshot of pending listings helps to understand inventory that is waiting to close, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$899,000
 ↑ 5.8% Month over Month



April 2025 Sold Listings

Cape May, NJ 08204

Single Family + Condo/Townhouse/Apt.

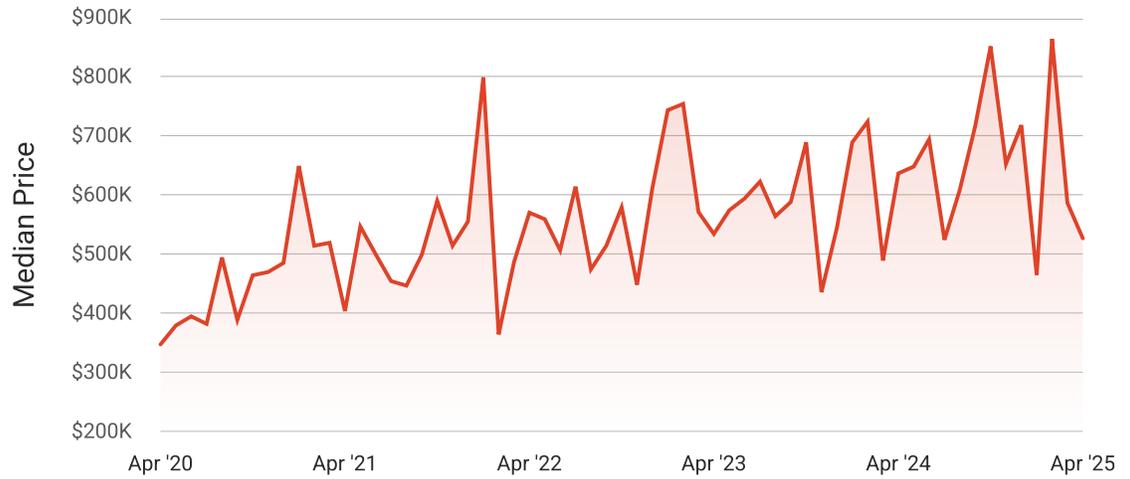
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$527,500

↓ 10.2% Month over Month



Neighborhood

Housing Facts & Stats

	08204	Cape May County	New Jersey	USA
Median Estimated Home Value	\$670K	\$717K	\$579K	\$370K
Est. Home Value 12-Mo. Change	+2.3%	+2.4%	+7.2%	+2.5%
Median List Price	\$850K	\$849K	\$560K	–
List Price 1-Month Change	+0.1%	+2.3%	+3.7%	–
List Price 12-Month Change	-3.9%	-3%	+40.3%	–
Median Home Age	56	48	59	44
Own	80%	79%	64%	65%
Rent	20%	21%	36%	35%
\$ Total Value <small>(of all buildings for which permits were issued)</small>	–	\$269.51M	\$5.16B	\$365.37B
% Change in permits <small>(for all buildings)</small>	–	-6%	+0%	-6%
% Change in \$ value <small>(for all buildings)</small>	–	-20%	-16%	-5%

People Facts & Stats

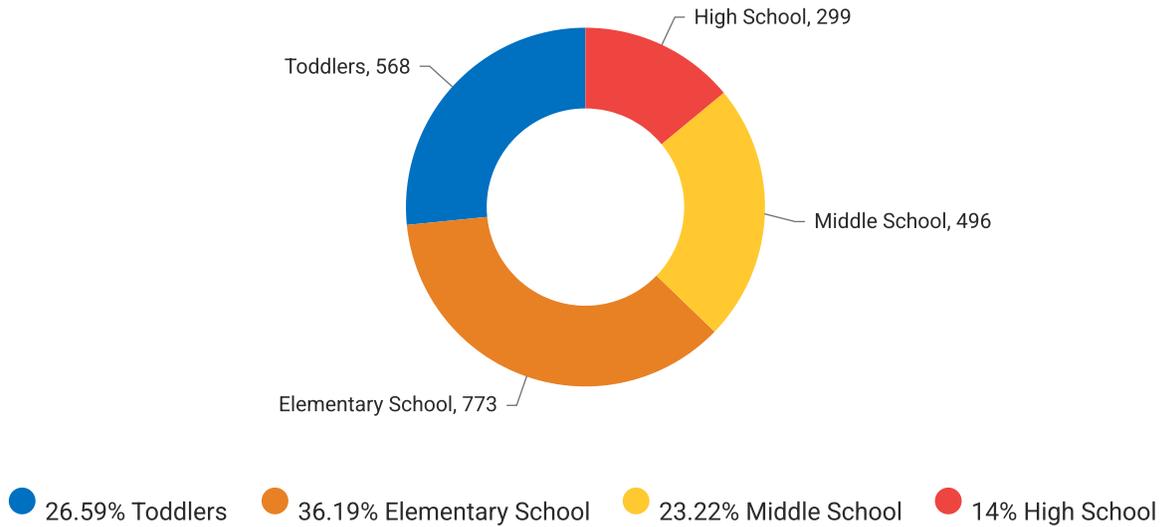
	08204	Cape May County	New Jersey	USA
Population	15K	95K	9.27M	332.39M
Population Density per Sq Mi	805	379	1.26K	94
Pop Change since 2020	-0.1%	+0%	+1.3%	+2.1%
Median Age	54	51	40	39
Male / Female Ratio	48%	49%	49%	50%

Population of Children by Age Group in 08204

This chart shows the distribution of the population of children by age range – from birth to 17 – in the area of your search.

Source: U.S. Census

Update Frequency: Annually

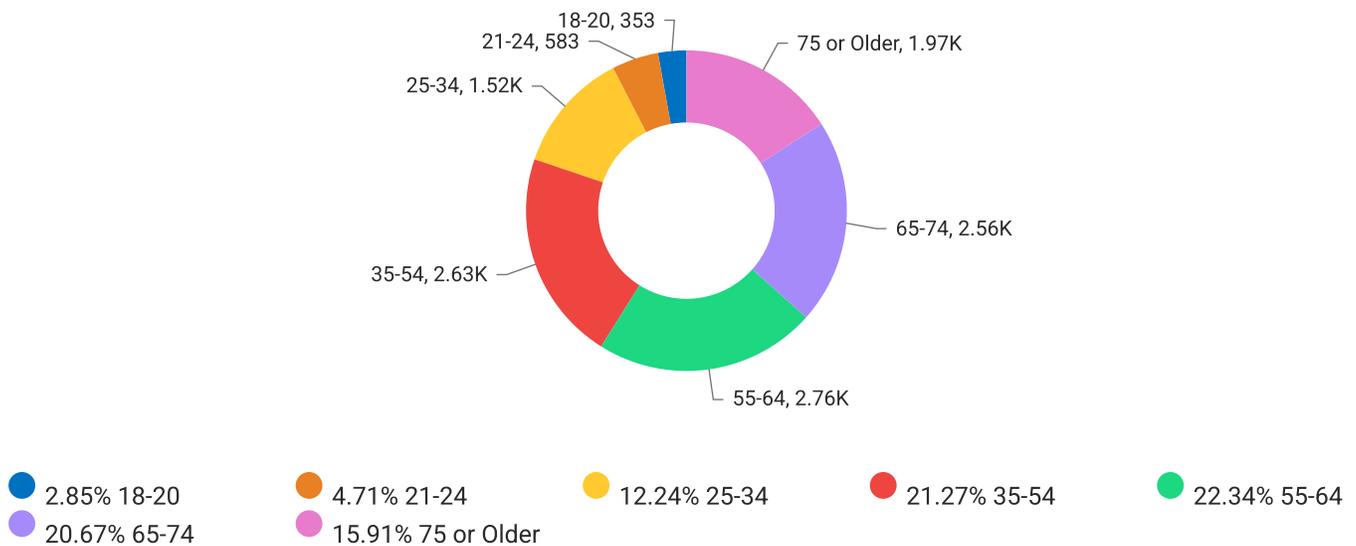


Population of Adults by Age Group in 08204

This chart shows the distribution of the population of adults by age range – from 18 to 75-plus – in the area of your search.

Source: U.S. Census

Update Frequency: Annually

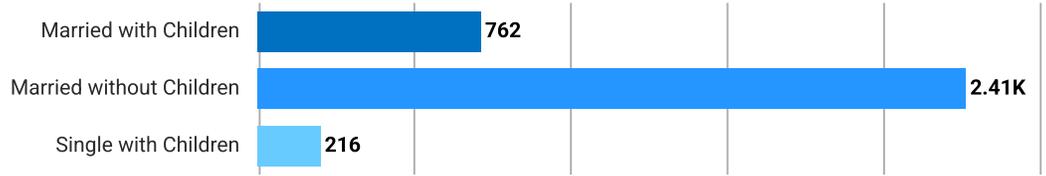


Households With Children in 08204

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually



Walkability Scores (out of 5)

Overall Score

Amenity Score

Leisure Score



No data to display.

No data to display.

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.

Source: Precisely

Update Frequency: Quarterly

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- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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