

3313 BAY AVE, OCEAN CITY, NJ
BAYFRONT PROPERTY



SEASPRAY

CONDOMINIUM



Seize this unique chance to be part of Ocean City's dynamic growth and vibrant future. This development opportunity offers a blend of financial rewards, community benefits, and personal fulfillment, making it a highly attractive opportunity for developers and investors alike.

PRESENTED BY: JENIFER RAFFA | SABAL REAL ESTATE

PROPERTY SUMMARY

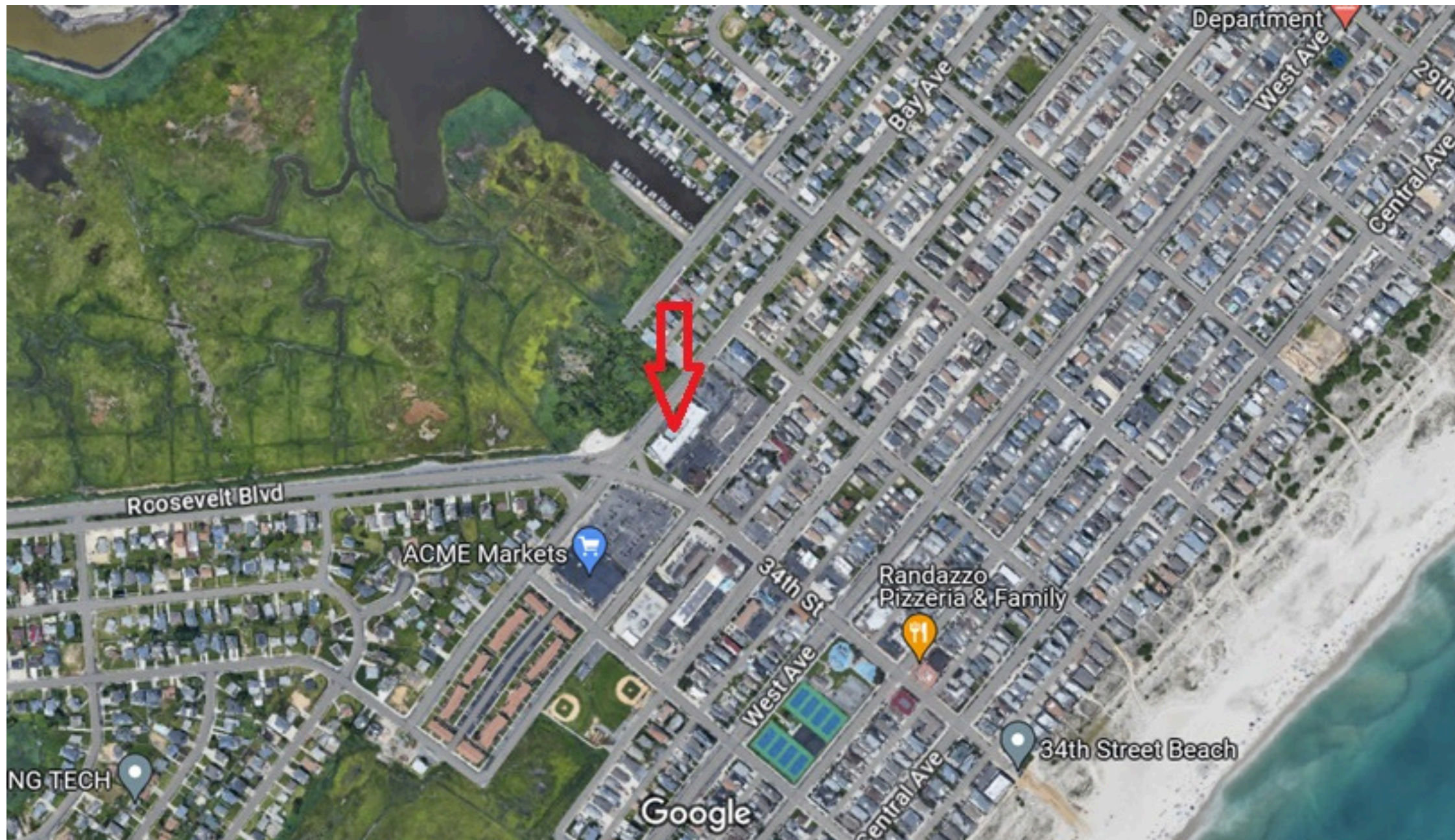


Offering Price	\$7,000,000
Lot Size	370x122.5
Utilites	Public Water & Sewer
Market	Ocean City, NJ
Zoning	Gateway, C-2
Cross Streets	34th & Bay Ave
Existing Building	32 Units, 2 story, residential condos

- Popular Destination: Ocean City is a premier family-friendly vacation spot, ensuring high demand for both seasonal and year-round housing.
- Growing Market: The city's appeal continues to attract new residents, increasing the need for residential properties and property values
- High Property Values: Coastal properties in desirable locations like Ocean City often appreciate significantly over time.
- High ROI: Strong demand for coastal properties ensures a lucrative return.



LOCATION SUMMARY



- Gillian's Wonderland Pier - 12 mins
- Playland Castaway Cove - 10 mins
- Ocean City Golf Course - 2 Mins
- Carson's Inlet Park - 7 mins
- Cape May County Zoo - 23 mins
- Wildwood and Atlantic City - Less than 30 mins away
- Walking Distance to local convenient stores (Acme, Wawa, CVS)
- Easy access to Garden State Parkway and other local shore points
- Nearby Marinas and Golf Courses

Ocean City, NJ, offers a wide range of amenities catering to both residents and visitors. Known for its family-friendly atmosphere, the city features pristine beaches and a lively boardwalk lined with shops, eateries, and amusement parks. Outdoor enthusiasts can enjoy water sports, fishing, and boating, while the town's parks and recreation areas provide playgrounds, sports courts, and picnic spots. Cultural attractions include the Ocean City Music Pier, hosting concerts and events, and a variety of seasonal festivals. The city also boasts a golf course, mini-golf venues, and a vibrant downtown with unique boutiques and restaurants.

Contact us today to learn more about this exceptional real estate development opportunity!



JENIFER RAFFA
BROKER OF RECORD

(O) 856-872-4100
(M) 609-381-9350
jraffa@sabalre.com
www.SabalRE.com

