

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
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884 Route 47 N  
South Dennis, NJ 08210

Asking \$225,000.00



#### COMMENTS

Here is your chance to bring your vision to this old Farm house. Great investment for someone who needs storage, workshop garage etc. House is in a need of a total rehab, or teardown for a new house. Property is listed for less than just the Land Value. There is a big Pole Barn ready for use, another building that can be used as a garage, workshop, storage etc. that has new siding on it, has a nice size loft on 2nd floor. There is an additional older shed type of building that needs some TLC. House has new siding and windows; it is fully gutted inside ready to be put back together. Septic plans are all approved by Health Department for 4 bedrooms, these will be included with the sale. Great location, close to the beaches (Sea Isle, Avalon etc.) but not in Flood Zone. Located on Route 47 and near Route 83. Survey is available. Property is sold strictly "as-is" condition and NO representation of any kind made by seller or real estate agent. Hold harmless MUST be signed prior to entering the property and caution must be used inside the property.

#### PROPERTY DETAILS

Heating	Cooling	HotWater	Water
No Heating	None	None	Other

Sewer  
Septic



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