

# Berger Realty

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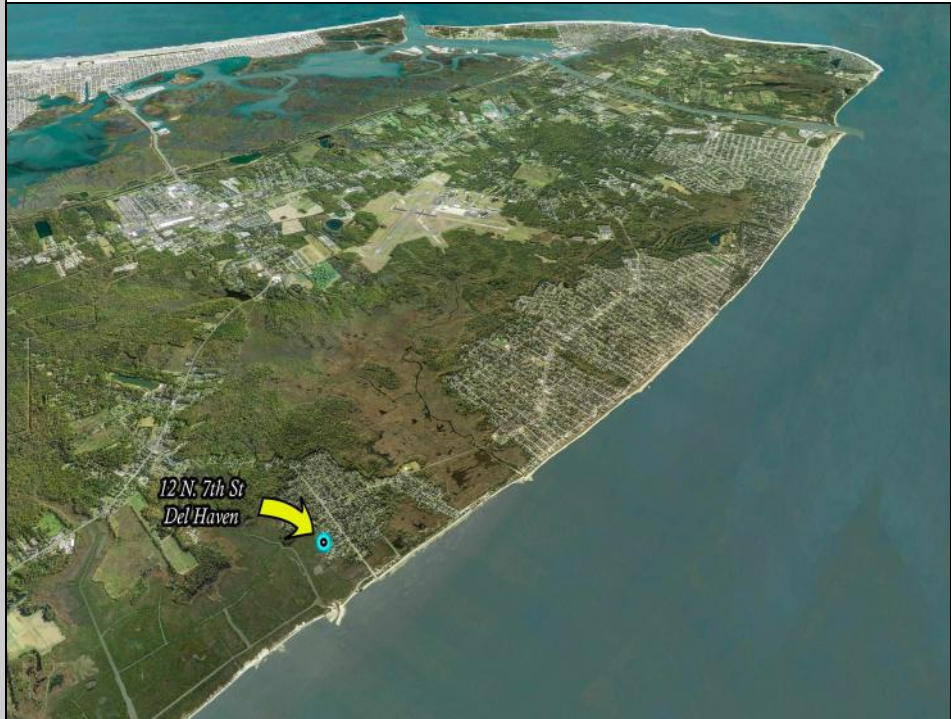
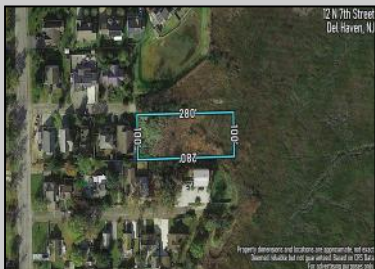
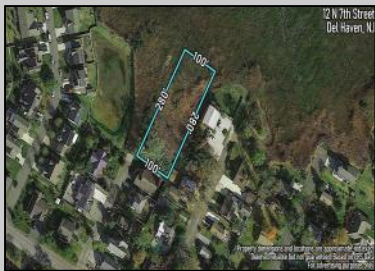
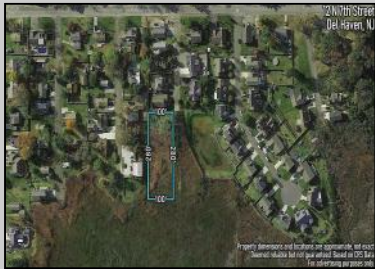
Berger Realty, Inc.  
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Ocean City, NJ 08226  
609-399-0040

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12 7th  
Del Haven, NJ 08251

Asking \$65,000.00



## COMMENTS

Large parcel measuring 280 feet in width and 100 feet in depth. WE have a copy of a 9-12-2008 Final Construction Plan, Variation Plan by Dante Guzzi Engineering for a Duplex with wetland buffers of 50 feet. See attached C Variance Resolution that passed. The buyer will be responsible for obtaining all necessary approvals, and the property will be sold in its current condition (AS-IS). The property is situated in Middle Township RC zoning. Images are for marketing purposes only, and the buyer should independently verify all lot lines and measurements. The seller and agent do not guarantee the accuracy of the information provided, and it is advised that the buyer and buyer's agent conduct their own due diligence. In 2008 was approved for a duplex and you need to extend the street 72 feet see associated docs. This was prior to city water coming in. This area, a long time ago, was once a small part the former Green Creek Training area. as is

## PROPERTY DETAILS



Ask for Rodman Pierce  
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