

# Berger Realty

Since 1928



Berger Realty, Inc.  
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Dunbar  
Whitesboro, NJ 08210

Asking \$54,000.00



## COMMENTS

This wooded parcel sits in a peaceful, undeveloped area off of a gravel road. A single-family home is located across the street, suggesting potential for future development, with a variance. The land is fully wooded with mostly smaller trees, which may make clearing more manageable. Zoned Rural Conservation, the lot is not currently buildable under existing zoning regulations and would require a variance to construct a single-family home. Per the Township of Middle Zoning Office, a second variance may also be required due to the property's location on an unimproved road. All permits, applications, approvals, and variances are at the buyer's expense. The property is being sold in its "as is, where is" condition. Buyer is responsible for all due diligence. Seller is an equitable owner and contract purchaser. If you're a visionary buyer or investor ready to navigate the variance process, this could be your next great project.

## PROPERTY DETAILS



Ask for Frank Shoemaker  
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