

Berger Realty

Since 1928



Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500

oc17@BergerRealty.com



1 William
Goshen, NJ 08210

Asking \$125,000.00



COMMENTS

CAPE MAY COUNTY – INVESTORS-BUILDERS-DEVELOPERS this is your opportunity to purchase a large lot close to area beaches and community amenities. This corner lot offers high visibility on Route 47 within the Town of Cape May Court House. The lot offers approximately 206 Ft of Frontage on Route 47 and 168 Ft of Depth per the tax report. Located on the property is an UNINHABITABLE 1850's two story farmhouse. The 2ND story roof and chimney have collapsed into the first floor. Middle Township has designated it as UNSAFE (see picture of label). The existing structure would need to be demolished, and the lot cleared of all natural overgrowth for any future new build to take place. Home is being sold Strictly AS IS. Buyer is responsible for any and all state and municipal Certifications, Inspections, Permits, etc at Buyers sole expense. Property is currently serviced by a Cesspool and a Well, both are non-functional. Seller makes no, expressed or implied warranties as to the condition of the property. USE EXTREME CAUTION upon entering the property and DO NOT ATTEMPT TO ENTER THE STRUCTURE! Wear boots to walk the property due to overgrowth. Per Middle Township Construction office (609-465-8740) this lot would be considered Undersized for a septic system install and a buyer could submit a variance to the township to install a septic system for future construction of a new home. Township requires a minimum one acre for a septic system. The lot itself is buildable once the existing structure is demolished, variance submitted and approved. HOWEVER, NO VARIANCE WOULD BE NEEDED IF THE EXISTING FOUNDATION WERE USED TO BUILD A NEW HOME ON!

PROPERTY DETAILS



Ask for Troy Eggie
Berger Realty Inc
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: tde@bergerrealty.com

