

# Berger Realty

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2059 Ocean Heights  
Egg Harbor Township, NJ 08234

Asking \$305,000.00



#### COMMENTS

Great price for a Large piece of land on Ocean Heights Ave. Approvals were previously granted for retail/restaurant/office space on one of the busiest roads in Egg Harbor Township! Just 1/2 mile from the Ocean Heights/English Creek intersection, this opportunity includes plenty of room for improvements and flexibility in use. Much of the legwork has already been done - property is NOT in Wetlands OR Pinelands area, a Phase One environmental study has been previously conducted. The land encompasses an expansive 3.26 acres and is zoned NB (Neighborhood Commercial). This designation allows for a diverse range of business activities, making it ideal for various ventures such as retail stores, professional services, restaurant/fast food, office space. The property is conveniently situated near major roads, with easy access to the Garden State Parkway and Atlantic City Expressway. It is also within close proximity to residential areas, ensuring a steady customer base. 2059 Ocean Heights is an excellent opportunity for expansion or establishment of your current enterprise. Whether you envision a stand-alone commercial building or a multi-unit complex, this property provides a blank canvas for you to create your vision. Survey and Site-Plan in ASSOCIATED DOCUMENTS

#### PROPERTY DETAILS



Ask for Donald Edwards  
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