

# Berger Realty

Since 1928



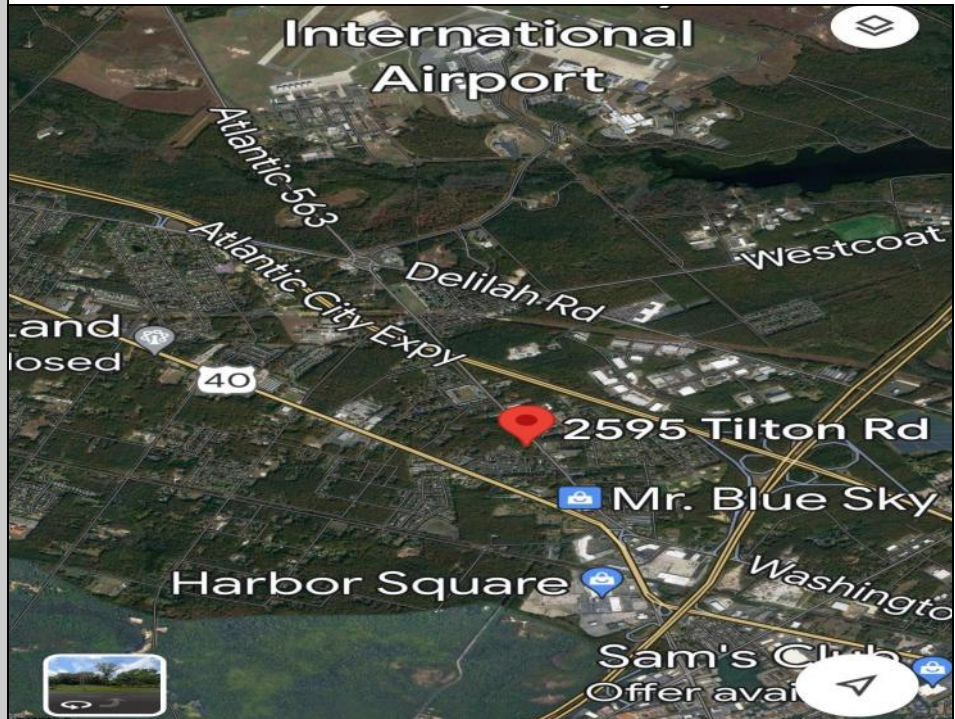
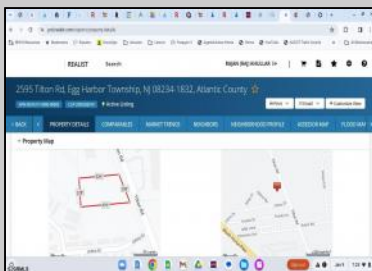
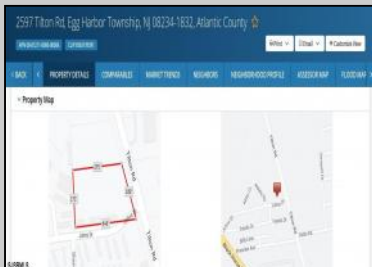
Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



2595 Tilton  
Egg Harbor Township, NJ 08234

Asking \$549,000.00



## COMMENTS

Welcome to a prime piece of vacant land nestled in the heart of Egg Harbor Township (EHT), offering a lucrative opportunity for a variety of ventures. This strategically located parcel sits prominently along a highly traveled road, ensuring maximum visibility and accessibility for businesses aiming to capture the attention of a diverse and bustling community. Positioned in close proximity to the airport, expressway, and Parkway, this parcel boasts a strategic location that is unrivaled in convenience. The immediate access to major transportation hubs not only facilitates easy commuting for potential customers but also enhances the overall appeal of the property for various commercial endeavors. Zoned as Business Highway, this land unlocks a myriad of possibilities for potential investors and entrepreneurs. Whether you envision a state-of-the-art storage unit facility, a bustling laundromat catering to the local community, or a vibrant strip mall housing a variety of businesses, the zoning designation allows for flexibility and creativity in bringing your vision to life. EHT's dynamic and growing community provides a strong customer base, making this vacant land an ideal canvas for those looking to establish a business that can thrive in a high-traffic area. The strategic positioning near key transportation routes ensures a steady flow of potential customers, creating a foundation for success in various commercial ventures. Seize this rare opportunity to be at the forefront of EHT's commercial landscape by investing in this well-located vacant land. Whether you're a seasoned investor or an ambitious entrepreneur, the possibilities are abundant, and the potential for success is limitless. Don't miss out on the chance to shape the future of this prime business location.

## PROPERTY DETAILS



Ask for Carole Lelli  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [cll@bergerrealty.com](mailto:cll@bergerrealty.com)

