

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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6508 Black Horse  
Egg Harbor Township, NJ 08234

Asking \$450,000.00



#### COMMENTS

**\*\*ATTENTION DEVELOPERS!\*\*** PRIME COMMERCIAL LAND IN THE HEART OF IT ALL!!  
3.54 prime acres on the high-traffic Black Horse Pike with 247 feet of frontage. Incredible opportunity. High traffic location and perfect for commercial or medical office use. CALL NOW FOR MORE INFORMATION!! You can build 35,000 sqft, seller was originally going to build four 6,000 sq ft buildings and one 11,000 sqft.

#### PROPERTY DETAILS



Ask for J.K. Hepner, III  
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3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [jkh@bergerrealty.com](mailto:jkh@bergerrealty.com)

