

# Berger Realty

Since 1928



Ocean 17  
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5155 Reading  
Mullica Township, NJ 08215

Asking \$20,000.00



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#### COMMENTS

Attention builders and hunters! This prime vacant 1.1 acre lot on Reading Ave in Mullica, NJ, is your blank canvas. Enjoy the quiet charm of Mullica while having easy access to Egg Harbor City's amenities and major highways. This could be the perfect spot to build that dream home with use of density transfer program and required testing and approvals. Being sold as is. Buyer responsible for any and all due diligence related to use and approvals. Flexible options: The owner is open to both traditional sales and joint venture partnerships. Discuss possibilities and find the perfect fit for your needs. Pinelands Development Credits: Take advantage of potential development credits within the Pinelands National Reserve. Talk to your agent for details. This land is currently NOT BUILDABLE AS STANDS. VARIANCES AND APPROVALS ARE NEEDED. See Agent remarks!!

#### PROPERTY DETAILS



Ask for Troy Eggie  
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