

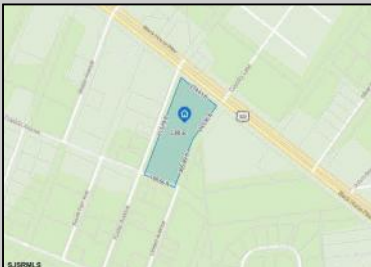
# Berger Realty

Since 1928



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**6637 -6641 Black Horse  
Egg Harbor Township, NJ 08234**

**Asking \$1,299,000.00**



#### COMMENTS

Prime commercial land offers a fantastic opportunity for investors and developers. Located on busy Black Horse Pike (Rt. 322) in Egg Harbor Township, across from McDonalds, Wawa, etc., near several Walmart Supercenters, etc. this property features ample space for various commercial developments. 3 Parcels are being sold Block 1904/Lot 1, Block 2001/Lot 1 & Block 2001/Lot 2. Buyer can apply to vacate paper street (Linden Ave) and combine 3 lots. Corner property with left turn access. Highly visible location with high traffic exposure Zoned Hiway Business (HB) for commercial use, ideal for retail, restaurant, office, or mixed-use development. Close proximity to major highways, including Route 322, Garden State Parkway and the Atlantic City Expressway. Surrounded by established businesses, national franchises, residential neighborhoods, and amenities. Utilities such as water, sewer, and electricity available (verify with local providers). Potential Uses: Retail stores, Restaurants or cafes, Offices, Medical, Mixed-use development. This Black Horse Pike location with 300' frontage benefits from its strategic location near major transportation routes, shopping centers, hotels, and entertainment. The property's visibility and accessibility make it a prime choice for commercial development in Egg Harbor Township. Zoning regulations: Zoned HB - verify allowable uses and development requirements with local authorities.

#### PROPERTY DETAILS



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