

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



2059 Ocean Heights  
Egg Harbor Township, NJ 08234

Asking \$299,900.00



SJSRMLS

#### COMMENTS

Great opportunity on highly visible road zoned NB (Neighborhood Business) Retail Center in neighborhood business zone high traffic corner location near high volume Super Wawa and 5 Points. Previous site plan approvals were obtained for Phase-1 8,5000 sq. ft. building with 46 parking spaces, Phase-2 6000 sq.ft. retail with 20 additional paved parking spaces. The storm water basin in Phase 1 has been sized to handle both Phase 1 and Phase 2. The previous site plans that were approved are available. The seller will sell subject to approvals (negotiable). Lot to be serviced by septic and well. Property has the possibility of being constructed in 2 phases.

#### PROPERTY DETAILS



Ask for Sharon M. Russell  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [smr@bergerrealty.com](mailto:smr@bergerrealty.com)

