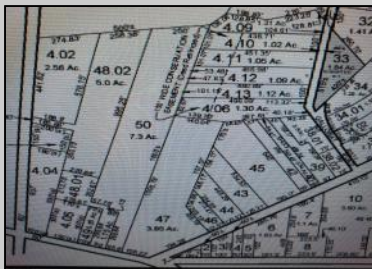


# Berger Realty

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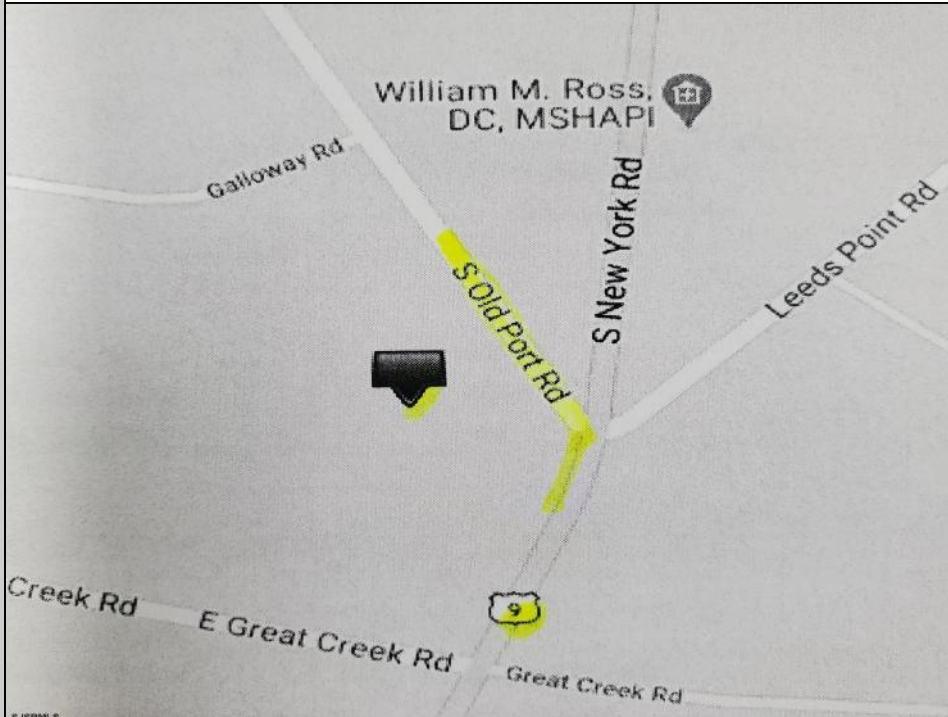


Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



**175 New York**  
**Galloway Township, NJ 08205**

**Asking \$260,000.00**



## COMMENTS

Prime Location. Commercial Zoned Vacant Land. Excellent exposure location for a business! Route 9 South--two street frontages. Approximately 3.85 acres total. Approx. 194 road frontage on Old Port Republic Road and continues on to Approx. 154 feet frontage on Rt 9 (South New York Ave). Desirable Corner Lot. Located near Leeds Point Road and Oceanville Volunteer Fire Dept. City water is on Old Port Republic Road. Subject parcel is lot 47. Located on Route 9 between Seaview Country Club being south of the subject property and Smithville area being north of the property. Property is Zoned CC-2 - being Community Commercial 2. Some of the permitted uses are: Professional office, church, single family home, and other uses. Zoning office phone for Galloway Township is: 609-652-3700 ext 4. Current 2024 property taxes are: \$2,366.64 and Land assessment is: \$70,900.00

## PROPERTY DETAILS



Ask for Ken Sedberry  
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3160 Asbury Avenue, Ocean City  
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Email to: kas@bergerrealty.com

