

# 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)



2163 Ocean Heights  
Egg Harbor Township, NJ 08244

Asking \$799,500.00



#### COMMENTS

Tons of potential here ..18.7 acres ....The property has over 1,150 linear feet of frontage on a busy highway with the annual traffic count being extremely high on an average of 17,000 per day. The site may be used in a broad number of ways some of which are professional offices, retail , restaurants, etc. The-parcel is rectangular in shape. It is located near several established neighborhoods with EXCELLENT high way exposure making this an ideal location. Under its current zoning NB ..Neighborhood Commercial District 225-35 go to [ehtgov.org](http://ehtgov.org).

#### PROPERTY DETAILS



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

