

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



301-315 Pitney  
Galloway Township, NJ 08205

Asking \$2,450,000.00



## COMMENTS

\*\*\*GALLOWAY NEW COMMERCIAL LISTING ALERT\*\*\*PRIME OPPORTUNITY FOR DEVELOPERS / INVESTORS\*\*\*7.69 ACRES\*\*\*ZONED:COMMUNITY VILLAGE COMMERCIAL DISTRICT(CVC)\*\*\*LOCATION, LOCATION, LOCATION - LOCATED NEXT TO RISLEYSQUARE\*\*\*OPPORTUNITY AWAITS!\*\*\*Galloway is GROWING!! Excellent opportunity to own prime real estate in the heart of Galloway a developers dream! \*\*\*301 S PITNEY RD HOUSE 4BED 2BATH\*\*\*2,150 SQFT\*\*\*3 BAY GARAGE 35X50\*\*\*2 FLOORS AND LOFT\*\*\*315 SPITNEY RD HOUSE\*\*\*1,050 SQFT\*\*\* The possibilities are endless with this property, reside in one home, collect rent in another! Zoned for CVC use, currently 2 Residential homes on property and amazing garage that offers immense potential for business or pleasure. Work on cars, equipment and more with ample space and comfortability in your own backyard! Garage includes second floor and loft area.

## PROPERTY DETAILS

|                   |   |                         |                        |
|-------------------|---|-------------------------|------------------------|
| Exterior<br>Brick | ParkingGarage<br>Attached Garage<br>Detached Garage | Basement<br>Crawl Space | Heating<br>Gas-Natural |
| Water<br>Public   | Sewer<br>Public Sewer                               |                         |                        |



Ask for Carol Cawley  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: clc@bergerrealty.com

