

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



1021 Route 54  
Buena Vista Township, NJ 08094

Asking \$250,000.00



#### COMMENTS

The hard work has already been done here! Approved buildable lot for a 2,300 SqFt building with 30 parking stalls including 5 handicapped stalls! Presenting an exceptional opportunity! Located in the sought-after Buena Vista Township section of Atlantic County, this 9.84+/- acre parcel of commercial land sits within the "RDR1C" Rural Development Residence/Commercial district. Prime Location – Conveniently accessible from Harding Hwy (Route 40), the Black Horse Pike (Route 322), and the nearby Atlantic City Expressway, this property offers tremendous potential. Positioned on State Highway Route 54, near the NJSP Barracks, this site is ideal for your next commercial venture or business relocation! Pinelands Certificate Of Filing on record from 2023! Proposed 2,300 SqFt Retail Building with 30 parking stalls. Don't miss out on this incredible opportunity! Call today for details!

#### PROPERTY DETAILS



Ask for Martha Jamison  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: mej@bergerrealty.com

