

# Berger Realty

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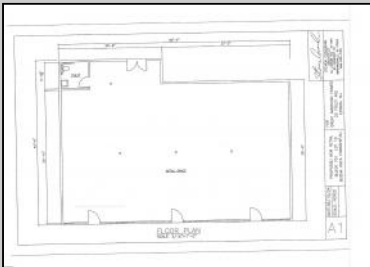


**Berger Realty, Inc**  
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Ocean City, NJ 08226  
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info@bergerrealty.com



**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 Sheilah Baran  
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