

# Berger Realty

Since 1928



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



**45 White Horse**  
**Galloway Township, NJ 08205**

**Asking \$179,000.00**



## COMMENTS

Stop and look no further on this fantastic deal!! Multiple lots included. Looking to build a commercial property? Already zoned and ready for plans to be submitted. Looking to build homes? Must obtain variances to reapply for residential. Whatever your needs. These lots are in prime location. 45 W. WHP lots were combined in the past. And approved for building. However, the Seller went on a different course. It is presumed; those approvals have since expired and will need to be resubmitted for new approvals. A small 2 bdrm 1 bath house on the premises was recently torn down. Utilities might have been there. But Seller has no further knowledge on the torn down home. Included in this price are additional lots in close proximity. Blocks: 806.01 lot 1....Block 807 lot 1.07...Block 807 lot 2....Block 807 lot 3. It has been said, the Twp of Galloway would consider releasing the sliver of land between 806 and 807 if approvals were met and agreed upon by planning board. In this area, multiple residential, tree lined streets are present. Use your imagination. I would speculate more than a few homes could be built here. BUT- Due your own due diligence. Neither Seller nor Agent has made any implications nor warrants, as to use and variances of all lots. One must perform their own reports and fact findings. All lots must be sold together. Become a Land Barron, if you wish. Storage units? Maybe a warehouse for all your business equipment? A few single-family homes? Who knows. Perhaps you can have it all with this much land. Wait!! there's more. The last photo depicts a large road signage. This belongs with the property!! currently collecting rent! Absolutely No walking or trespassing the lots. Unless a waiver has been signed. Call Listing agent for more details.

## PROPERTY DETAILS



Ask for J.K. Hepner, III  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jkh@bergerrealty.com

