

Berger Realty

Since 1928



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



222 Route 50
Estell Manor, NJ 08270

Asking \$179,900.00



COMMENTS

Attention All Hunters, fisherman, birdwatchers , & nature lovers. CASH BUYERS ONLY! MUST PROVIDE PROOF OF FUNDS TO SET AN APPOINTMENT. Unique and Secluded property on 1 acre and surrounded by state owned protected land. Privacy at its finest. This property was used as a hunting club for past 80 years. Roof was recently epoxied. Plus roof and building exterior freshly painted. All equipment is included in sale, 10 burner propane stove w/ 2 ovens, frig/freezer, kitchen utensils. The inside has a fully equipped kitchen, large living room for gatherings with fireplace. Large room for eating quarters for the entire crew. Free boat ramp a mile down the street. Well was replaced in 2018. Propane heat, building is approx. 42x32 w/ 2 outside exits on 2nd floor. PROPERTY IS BEING SOLD STRICTLY IN "AS IS" CONDITION. Zoned R25- <https://ecode360.com/29977848>. Endless possibilities. Can possibly be a camp site, place for worship gatherings, storage, etc. It is currently a pre-existing, non-conforming use, should buyer wants to use for anything else, must go through all the necessary governing bodies for approvals permits, etc. Professional photos coming May 6th

PROPERTY DETAILS

Exterior Masonry/Block	OutsideFeatures Shed	ParkingGarage None	OtherRooms In-Law Quarters
---------------------------	-------------------------	-----------------------	-------------------------------

AppliancesIncluded Gas Stove	Heating Electric Gas-Propane	HotWater Electric	Water Well
---------------------------------	------------------------------------	----------------------	---------------



Ask for Phillip Bellucci
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: pjb@bergerrealty.com

