

# Berger Realty

Since 1928



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

info@bergerrealty.com



453 A.Orange Tree  
Galloway Township, NJ 08205

Asking \$180,000.00



## Land For Sale

SJSRMLS

### COMMENTS

Super Location only 10 minutes to Atlantic City & Brigantine Island and only 1 mile to Stockton University & APMC Hospital. Also, the Garden State Parkway ramp is 1.5 miles away. The A.C.Expressway ramp is just past Blue Heron Pines Golf Course. Just 45 minutes to Philadelphia. Growing area. Take advantage of this location now. There is public water, natural gas, electric & cable that front this 100ft. X 125ft parcel of land located on Orange Tree Ave. Between 453 Orange Tree & 455 Orange Tree Ave. Between Johnson & Hayes Ave. Just off of U.S.Route 30 a.k.a. White Horse Pike. Can build single family one level home 85 feet long or a 3 story home with steps if you want. Galloway Township school district in this Pine Hurst section of Galloway. The Neighbor has same size 100'x125' parcel of land and recently subdivided now built 2, 2 story single family homes. Land is scarce. Build your dream house NOW. Grab this land and subdivide.Or keep for an oversized parcel. What a spot to put yourself and develop Total lot size is 12,500.00 square feet. Bring an offer and build! Gas in street as of last year. Sits on a dirt road . Township will install the street. Not much land available.

### PROPERTY DETAILS



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

