

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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5015 Spruce  
Egg Harbor Township, NJ 08234

Asking \$199,000.00



SJSRMLS

## COMMENTS

Investors and flippers bring your imagination and turn this shell into a single family residence or whatever you desire. Offers easy access to Atlantic City & County. Within appx 4 mile of Parkway & Expressway. Permitted use is Single Family, or Daycare. Everything else requires a plan submitted to zoning board of EHT and also requires Pinelands approvals. Buyer responsible for all certifications, permits and variance applications. Property is being sold AS-IS.

## PROPERTY DETAILS

|   |                       |                  |                        |
|---|-----------------------|------------------|------------------------|
| Exterior<br>Brick Face<br>Masonry/Block | ParkingGarage<br>None | Basement<br>Slab | Heating<br>Gas-Natural |
| HotWater<br>Electric                    | Water<br>Public       | Sewer<br>Septic  |                        |



Ask for Mary Kuchka  
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