

# Berger Realty

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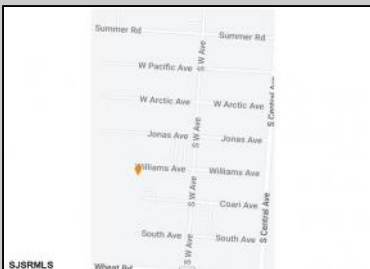
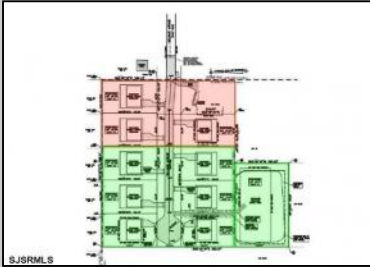
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Ocean City, NJ 08226  
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Block 173 Lot 40.03  
Vineland, NJ 08360

Asking \$130,000.00



SJSRMLS

## COMMENTS

**BUILDER ALERT** – 6 Potential Lots with Preliminary Subdivision Approval! Incredible opportunity to develop up to 6 buildable lots in Buena Boro. Preliminary subdivision approval is in place, and the access road has already been deeded to the Borough. Remaining steps include Atlantic County Soil Conservation approval and posting a performance bond. Final subdivision approval is the responsibility of the buyer. Endless possibilities—build one home or up to six! Buyer must conduct their own due diligence regarding zoning, approvals, and development potential. Note: Seller and Listing Broker make no warranties or representations, expressed or implied, regarding the accuracy of information. All information is deemed reliable but not guaranteed.

## PROPERTY DETAILS



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