

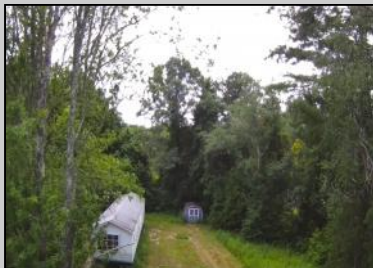
# Berger Realty

Since 1928



Berger Realty, Inc.  
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5439 White Horse  
Egg Harbor City, NJ 08215

Asking \$175,000.00



## COMMENTS

Affordable space—and room to dream. For \$175,000 you'll own two adjoining lots (Lots 7 & 8) totaling roughly 1.14 acres, complete with a manufactured home already on site. Every square foot is yours—no lot rent, no park rules—giving you the freedom to renovate, replace, or even design new construction (with township approvals). The property is tailor-made for hands-on buyers who want to build sweat-equity, contractors or small-business owners who need land for a workshop or storage, and anyone priced out of today's market but still craving elbow room, a yard, and quick access to the shore. A certified septic system is already installed, the private well is in place, and natural gas has been run from the street—major infrastructure advantages that let you focus your budget on the fun stuff like flooring, fixtures. Situated just off Route 30 in Egg Harbor City, you're minutes from shopping, dining, the AC Expressway, and Atlantic City's beaches and boardwalk. The property is being sold as-is; buyers are responsible for inspections, certifications, and municipal approvals. Opportunities with this much land at this price are rare—schedule your visit today and see how far your imagination can go.

## PROPERTY DETAILS

|          |               |         |       |
|----------|---------------|---------|-------|
| Exterior | ParkingGarage | Heating | Water |
| Aluminum | None          | None    | Well  |

Sewer  
Septic



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