

# Berger Realty

Since 1928



Berger Realty, Inc  
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**1 WILLIAM STREET**  
**Cape May Court House, NJ 08210**

**Asking \$150,000.00**



#### COMMENTS

CAPE MAY COUNTY – INVESTORS-BUILDERS-DEVELOPERS this is your opportunity to purchase a large lot close to area beaches and community amenities. This corner lot offers high visibility between Route 47 and the Town of Cape May Court House. The lot offers approximately 206 Ft of Frontage and 168 Ft of Depth per the tax report. Located on the property is an UNINHABITABLE 1850's two story farmhouse. The 2ND story roof and chimney have collapsed into the first floor. Middle Township has designated it as UNSAFE (see picture of label). The existing structure would need to be demolished, and the lot cleared of all natural overgrowth for any future new build to take place. Home is being sold Strictly AS IS. Buyer is responsible for any and all state and municipal Certifications, Inspections, Permits, etc at Buyers sole expense. Property is currently serviced by a Cesspool and a Well, both are non-functional. Seller makes no, expressed or implied warranties as to the condition of the property. USE EXTREME CAUTION upon entering the property. Wear Boots to walk the property and DO NOT ATTEMPT TO ENTER THE STRUCTURE! All Showings Must be accompanied by the Listing Agent to ensure that all safety precautions have been followed. Per Middle Township Construction office (609-465-8740) Township requires a minimum one acre for a septic system. This lot would be considered Undersized for a septic system install and a buyer would need to submit a variance to the township to install a septic system for future construction of a new home. The lot itself is buildable once the existing structure is demolished, variance submitted and approved.

#### PROPERTY DETAILS



Ask for Cassidy Fletcher  
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