

Berger Realty

Since 1928



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
info@bergerrealty.com



240 Cologne
Egg Harbor City, NJ 08215

Asking \$199,000.00



COMMENTS

Welcome to 240 S Cologne Avenue, Prime Residential Investment Opportunity! The Grange an agricultural non profit organization called this property home since 1956! Offering over 2,600 sq. ft. of free span ceiling joists, creating a very open space with a versatile floor plan ready for your vision. This property presents an excellent opportunity for investors for potential flip. Selling As Is, buyer must do all due diligence with township zoning, building dept & Pinelands if needed. Agriculturally zoned, which allows single family & existing structures with 1 acre or more. Easy to show & ready to go!

PROPERTY DETAILS

ParkingGarage	Basement	Heating	HotWater
None	Inside Entrance	Baseboard	Electric
		Oil	
		Radiator	
Water	Sewer		
Well	Septic		



Ask for Dave Zelinski
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: djz@bergerrealty.com

