

# Berger Realty

Since 1928



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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          |           |          |



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