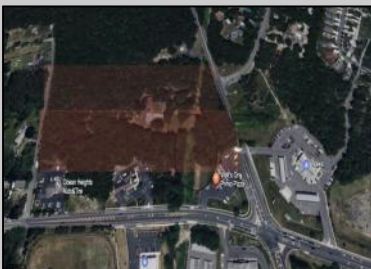


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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5101 English Creek  
Egg Harbor Township, NJ 08234

Asking \$1,590,000.00



#### COMMENTS

Welcome to this charming Tudor-style 3-bedroom, 2.5-bath home on 9.48 acres in a prime Egg Harbor Township location! Zoned Neighborhood Business (NB), this property offers exceptional flexibility for residential use, home-based business, or future development. Ideally situated at the high-visibility intersection of English Creek Rd and Ocean Heights Ave, next to Primo's Pizza and across from Super Wawa, English Creek Car Care, and Self Storage. Features include classic Tudor architecture, an attached garage with ample parking, and expansive grounds surrounded by mature trees. Just blocks from the Village Grande 55+ community and minutes from Egg Harbor Township High School—this property combines privacy, convenience, and outstanding potential.

#### PROPERTY DETAILS

|                   |                                    |                        |                           |
|-------------------|------------------------------------|------------------------|---------------------------|
| Exterior<br>Brick | ParkingGarage<br>11 or More Spaces | Heating<br>Gas-Natural | Cooling<br>Ceiling Fan(s) |
| HotWater<br>Gas   | Water<br>Public                    | Sewer<br>Septic        |                           |



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