

# Berger Realty

Since 1928



Ocean 17  
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124 Leo  
Egg Harbor Township, NJ 08234

Asking \$119,900.00



#### COMMENTS

Prime ready to go Buildable Lot in Desirable Egg Harbor Township – Ready for Your Dream Home! Don't miss this rare opportunity to own a ready-to-build 100' x 140' residential lot in one of Egg Harbor Township's most sought-after neighborhoods. Nestled in a vibrant community close to top-rated schools, popular restaurants, and convenient shopping, this lot offers the perfect balance of privacy and accessibility. The current owner has already done all the legwork to make building your dream home a reality. This lot comes with: 1. Sewer certification from a reputable local company and utilities to the street. 2. Pine Lands credit already secured 3. Completed survey and engineer designs for Pine Lands compliance 4. Zoned residential – perfect for a custom or prefab home Whether you're looking to build a fully custom dream house or keep it affordable with one of the many fabulous prefab home options, this property is fully prepped and waiting. No red tape, no delays – just bring your vision and get started!

#### PROPERTY DETAILS



Ask for Monica Raab  
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