

# Berger Realty

Since 1926



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



1071 Route 47 S, Rio Grande, NJ, 08242

Price \$799,000,000.00

## PROPERTY DETAILS



|              |          |
|--------------|----------|
| Total Rooms  |          |
| Bedrooms     | 0        |
| Baths Full   | 0        |
| Baths Half   | 0        |
| Year Built   | 1878     |
| Type         |          |
| Block Number | 01431 01 |
| Listing #    | 564599   |
| Taxes        | 11841.00 |

## COMMENTS

**LISTING UPDATE - JANUARY 11, 2023: THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) HAS DETERMINED THAT FRESHWATER WETLANDS AND WATERS ARE NOT PRESENT ON THIS PROPERTY, AND THAT NO PART OF THE PROPERTY OCCURS WITHIN A TRANSITION AREA OR BUFFER. THE MIDDLE TOWNSHIP TAX ASSESSOR'S OFFICE HAS UPDATED ITS RECORDS. ACCORDINGLY, THE LAND ASSESSMENT HAS AN INCREASE OF \$153,600...**

## PROPERTY FEATURES

|                                   |                                     |                                 |                                                                   |
|-----------------------------------|-------------------------------------|---------------------------------|-------------------------------------------------------------------|
| Exterior<br>Block<br>Frame/Wood   | OutsideFeatures<br>Storage Building | ParkingGarage<br>6 to 10 Spaces | InteriorFeatures<br>Living Space Available<br>Restroom<br>Storage |
| Heating<br>Baseboard<br>Hot Water | Cooling<br>Wall Units               | HotWater<br>Electric<br>Gas     | Water<br>Public                                                   |
| Sewer<br>Public Sewer             |                                     |                                 |                                                                   |

## CONTACT



Ask for Thomas Horan  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-602-7330  
Email to: tph@bergerrealty.com

Scan to see Property page.



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