

# Berger Realty

Since 1928



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



5015 Spruce, Egg Harbor Township, NJ, 08234

Price \$199,000.00

## PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 6             |
| Bedrooms     | 3             |
| Baths Full   | 1             |
| Baths Half   | 0             |
| Year Built   |               |
| Type         | Single Family |
| Block Number | 3801          |
| Listing #    | 596325        |
| Taxes        | 5366.00       |

## COMMENTS

*Investors and flippers bring your imagination and turn this shell into a single family residence or whatever you desire. Offers easy access to Atlantic City & County. Within appx 4 mile of Parkway & Expressway. Permitted use is Single Family, or Daycare. Everything else requires a plan submitted to zoning board of EHT and also requires Pinelands approvals. Buyer responsibl...*

## PROPERTY FEATURES

|               |               |          |             |
|---------------|---------------|----------|-------------|
| Exterior      | ParkingGarage | Basement | Heating     |
| Brick Face    | None          | Slab     | Gas-Natural |
| Masonry/Block |               |          |             |
| HotWater      | Water         | Sewer    |             |
| Electric      | Public        | Septic   |             |

## CONTACT

Ask for John McElhiney  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call:  
Email to: [jjm@bergerrealty.com](mailto:jjm@bergerrealty.com)

Scan to see Property page.



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