



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



☑ oc17@BergerRealty.com

PROPERTY DETAILS

617 Zion Road, Egg Harbor Township, NJ, 08234

Price \$1,200,000.00



Total Rooms	6
Bedrooms	2
Baths Full	2
Baths Half	C
Year Built	
Туре	Single Family
Block Number	3
Listing #	602250
Taxes	2025.00

### **COMMENTS**

Landmark Ice Cream Bar- A Rare Opportunity! Commercial/Residential Non-Conforming Use Property This versatile property features a beautifully updated 2-bedroom, 2-bath ranch-style home with modern finishes throughout. The inviting living room includes a built-in fireplace, leading to a dining area and a fully updated kitchen. The primary bedroom offers a private ensuite ba...

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PROPERTY FEATURES				
Exterior Vinyl	OutsideFeatures Shed	ParkingGarage None	OtherRooms Dining Room Laundry/Utility Room	
AppliancesIncluded Dishwasher Gas Stove Refrigerator	Basement Full Inside Entrance Outside Entrance	Heating Forced Air Gas-Natural	Cooling Central	
HotWater Gas	Water Public	Sewer Public Sewer		

### CONTACT

Scan to see Property page.



Ask for Grant Halliday Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-432-7487 Email to: geh@bergerrealty.com







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#### PROPERTY FEATURES

OutsideFeatures OtherRooms Exterior ParkingGarage Vinyl Shed None Dining Room Laundry/Utility Room AppliancesIncluded Basement Heating Cooling Dishwasher Full Forced Air Central Gas-Natural Gas Stove Inside Entrance Refrigerator Outside Entrance HotWater Water Sewer **Public Sewer** Gas **Public** 

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