



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



617 Zion Road, Egg Harbor Township, NJ, 08234

Price \$1,200,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 6             |
| Bedrooms     | 2             |
| Baths Full   | 2             |
| Baths Half   | 0             |
| Year Built   |               |
| Type         | 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...

#### PROPERTY FEATURES

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

#### CONTACT



Ask for Steven Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-425-9253  
Email to: srs@bergerrealty.com

Scan to see Property page.



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