

# Berger Realty

Since 1928



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



705 Route 9  
Lower Township, NJ 08204

Asking \$2,900,000.00



#### COMMENTS

11.85 acres just a short distance to Cape May and the Wildwoods. Currently used as a solar field. This property once had approvals for approximately 48 three bedroom, two bath townhouses (see pictures and associated docs for plans). There are approximately six years left on the solar lease. At the termination of the lease in January 2028, the solar panels become property of the property owner. Currently, solar panels are owned and maintained by a third party company. Property and office building are being sold strictly in "AS-IS" condition. Solar panels have an expected life usage of 25 years, which gives the new owner the opportunity to continue the solar field operation (approximately 10 years left). Keep the panels or remove and pursue development opportunities.

#### PROPERTY DETAILS

OutsideFeatures	Heating	Cooling	Water
Other (See Remarks)	No Heating	Other (See Remarks)	City

Sewer  
City



Ask for James Gray Haenn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jgh@bergerrealty.com

