



610 Route 47 S  
Green Creek, NJ 08204

Asking \$310,000.00



### COMMENTS

CONTRACTOR'S ALERT- MOTIVATED SELLER! Unique opportunity and Price Adjustment!! Don't let this spacious home on a large 120x166 lot pass by. The home offers 3 bedrooms and 2 full bathrooms. The property is being sold "As Is" presenting the opportunity for buyer to customize the space according to their preference. The home is serviced with city water and sewer. The home has oil, hot water baseboard heat recently serviced and in working condition, natural gas is available in the street. There is a detached 1.5 car garage measuring 22x22 on a concrete pad serviced with electric and ample rafter storage. The driveway has adequate parking for multiple vehicles and recently a new blacktop driveway installed. Bonus-the property is zoned VC- Village Commercial which purpose is "to promote a desirable mix of commercial, office, civic and residential land use within a vibrant, pedestrian -friendly Village Center environment with uses that serve local community needs". Buyer responsible to verify zoning requirements to the specific use of the property prior to closing. The possibilities are endless for this unique property!

### PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	AppliancesIncluded
Vinyl	Garage	Living Room	Range
	Detached	Dining Room	Refrigerator
		Laundry/Utility Room	Dishwasher
		1st Floor Bedroom	Primary Smoke/Fire Detector



Ask for Brian Kolmer  
Berger Realty Inc.  
109 E. 55th St., Ocean City  
Call: 609-399-4211  
Email to: bk@bergerrealty.com



HotWater

Heating  
Oil  
Baseboard  
Cooling  
None  
Sewer  
City