

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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**James Moore**  
Port Norris, NJ 08349

Asking \$20,000.00



#### COMMENTS

This is a vacant lot zoned residential. Lot is next to 6069 James Moore Rd. Block 214 Lot 3.01  
Due Diligence is Required: The Buyer is responsible for conducting all necessary due diligence, including but not limited to: Soil and Engineering Reports: Obtaining soil and engineering reports to determine the feasibility of construction on the property, including any necessary permits and approvals. Wetlands Determination: Conducting a wetlands delineation to determine the presence and extent of any wetlands on the property. Zoning and Land Use Regulations: Verifying zoning and land use regulations applicable to the property and determining the permissible uses and development restrictions. No Guarantees of Buildability: The Seller makes no representations or warranties regarding the buildability of the property, the presence or absence of wetlands, or the feasibility of obtaining any necessary permits or approvals for construction. Potential for Wetlands: The Buyer acknowledges that a portion of the property may be located within wetlands, which may significantly impact the development potential and require additional permits and mitigation measures.

#### PROPERTY DETAILS



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