

# Berger Realty

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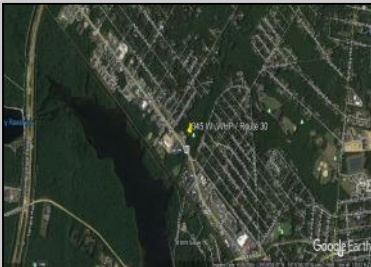


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Ocean City, NJ 08226  
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6696 Black Horse  
Egg Harbor Township, NJ 08234

Asking \$375,000.00



#### COMMENTS

Priced to sell! .7+/- ACRE with 212 FF on Black Horse Pike and 150 FF on Tilton Road. Improvements include sidewalks on both roads. Property is zoned Highway Business HB which allows for most commercial, professional, office and retail uses but No used car sales. Use will require a site plan and variance application for lot size. Great PAD site with fantastic visibility with good traffic counts. There is existing curb cuts (2 on each road) available. Property is situated between Traffic signals on the Black Horse Pike.

#### PROPERTY DETAILS



Ask for Karen J. Manley  
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