

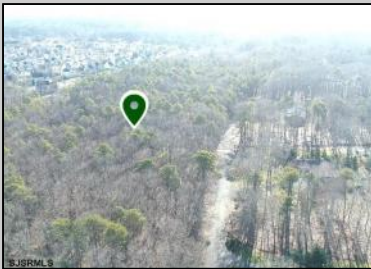
# Berger Realty

Since 1928



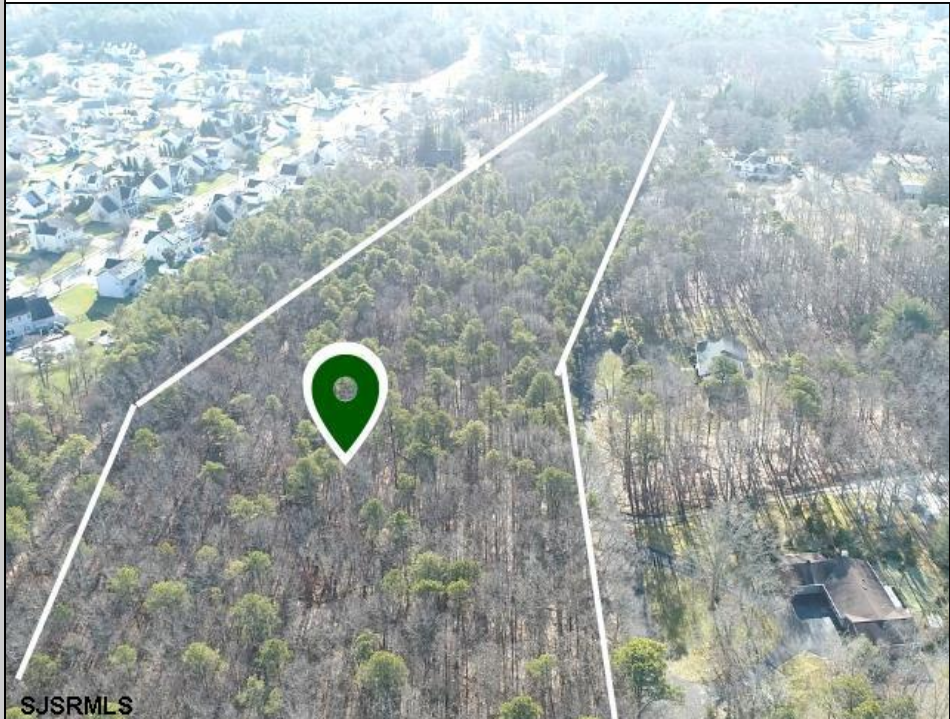
Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



500 Delaware  
Egg Harbor Township, NJ 08234

Asking \$159,000.00



#### COMMENTS

UNIQUE OPPORTUNITY FOR DEVELOPERS, BUILDERS AND FOR YOU! This amazing undeveloped and unimproved land on a private road can possibly be divided into multiple residential lots or you can build YOUR OWN PRIVATE HOME subject to Pineland certificate of filing. One of a kind private street in a desirable neighborhood with stately and meticulously manicured entrance. Tranquil with exposure to plenty of wildlife and nature. This parcel is such an unique property as Bert English a well known local builder acquired the site in 1975. After the war he built many residential properties. Then proceeded to develop various commercial buildings in Atlantic County and was recognized as a prestigious builder. He developed the brick homes across the street for his family to create their own private compound. Now in this first time offering the property is available for development. A potential buyer will need to apply to the Pinelands commission for approvals to build on the site. We would highly recommend reaching out to the Pinelands Commission with any questions, concerns and time frame for approval process. The street has been private since it was originally developed, gas service is available at the entrance of the street. Home developed across the street are electric service at this time. Exact acreage is being evaluated by the seller.

#### PROPERTY DETAILS



Ask for James Monteleone  
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109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: jfm@bergerrealty.com

