

# Berger Realty

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66 Route 47 S  
Cape May Court House, NJ 08210

Asking \$369,400.00



#### COMMENTS

Brand new insulated pole barn situated on almost an acre of land in Cape May Court House . Property is zoned business / residential . • Lot Size .92 acres • Pole Barn Size 40' width • Pole Barn Size 50' length • Pole barn Size 16' height The original approval was given to build the accessory structure before the principal structure with the agreement that the principal structure would commence within the year. The principal structure needs to be a minimum of 1,338 SF ( per the variance given) however, a larger home can be constructed providing the setbacks are met. Buyer can install well and septic system at their expense. Currently waiting on Atlantic City Electric to install a new pole for electric service. Estimated timeframe for pole is mid July 2024. Property will be conveyed AS IS . Buyer is responsible to due diligence in obtaining information from Middle Township in regards to zoning and any approvals.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Aluminum	See Remarks	1 to 5 Spaces	Other (See Remarks)
See Remarks		Other (See Remarks)	Storage
Heating	HotWater	Water	Sewer
See Remarks	None	See Remarks	See Remarks



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