

# 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. Seller is working on getting an extension to build the principal structure. 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. Electric Pole has been installed. SJ Gas ran line and installed meter. The meter will be left active, but shut off with a removable contractor tag so your plumber can tie into it. 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 Aluminum See Remarks	OutsideFeatures See Remarks	ParkingGarage 1 to 5 Spaces Other (See Remarks)	InteriorFeatures Other (See Remarks) Storage
Heating See Remarks	HotWater None	Water See Remarks	Sewer See Remarks



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