

**6529 Delilah
Egg Harbor Township, NJ 08234**

Asking \$850,000.00



SJSRMLS

COMMENTS

Welcome to a unique opportunity to seamlessly live and run your business on the same property! Ideal for general contractors, landscapers, and similar professionals, this property is ready to accommodate your needs. Mechanics, car shops and enthusiasts, and similar businesses providing public service would require land use approvals. Currently utilized for warehouse/storage purposes. Permit approvals have been submitted for a church, pending approvals. The main floor of the home features 3 spacious bedrooms, a living room with a fireplace, and a dining area, an eat-in kitchen, and a full bathroom. The finished basement offers approximately 1400 sq ft of living space with 2 more bedrooms, a second full bathroom, a living room, additional closets, and an extra room currently functioning as a home gym with outside access which leads to the pool area. There's also a potential for a half bath on the main floor, roughing in place. Step outside to discover a private oasis. The expansive yard showcases an in-ground fiberglass pool with an entertainment area, plus a pool house complete with a half bathroom. Perfect for gatherings, the outdoor space includes a kitchen and gas grill burner, creating the ideal setup for summer fun. A great place to entertain your friends and family. Pool area also offers an 8'x40' metal container, mainly used as storage for tables, chairs, and accessories. All appliances and pool equipment are included in the sale. In addition to the residence, this property boasts incredible workspaces. It includes a 40'x60' working garage with a hydraulic lift, and a 24'x24' warehouse addition. It offers plenty of room for 15-20 cars, easily. Recent upgrades ensure peace of mind: the AC condenser is just 2 years old, the furnace is 5 years old, and the roof is less than 10 years old. Also includes solar panels. Also offers a greenhouse for all you greenthumbs! All of this on just over an acre. And in a great section of Egg Harbor Twp, with very close proximity and access to AC Airport, FAA, AC Expressway, GS Parkway. This property truly has it all—comfort, functionality, and versatility. Don't miss out on this rare find!

PROPERTY DETAILS

| | | | |
|---|--|--------------------------------------|---|
| Exterior Vinyl | OutsideFeatures Deck Fenced Yard Pool-In Ground Shed | ParkingGarage Two Car See Remarks | OtherRooms Dining Area Eat In Kitchen In-Law Quarters |
| AppliancesIncluded Dishwasher Dryer Gas Stove | AlsoIncluded See Remarks | Basement 6 Ft. or More Room Finished | Heating Head Forced Air Gas-Natural |

Berger Realty

• Since 1928 •



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
✉ info@bergerrealty.com



Microwave
Refrigerator
Washer

Full
Heated
Inside Entrance
Outside Entrance
Plumbing

Cooling
Ceiling Fan(s)
Central

HotWater
Gas

Water
Public
Well

Sewer
Septic



Ask for Alexandra Caulfield
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: aic@bergerrealty.com

