



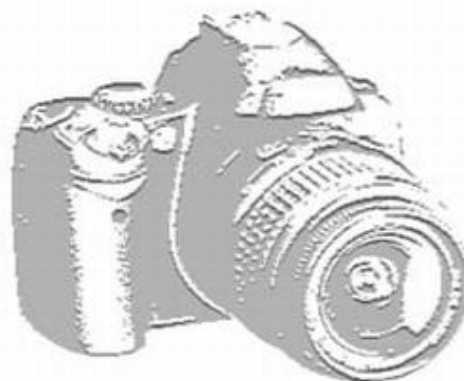
Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



5058 Ivins  
Egg Harbor Township, NJ 08234

Asking \$70,000.00

PHOTO NOT AVAILABLE



#### COMMENTS

Seize a remarkable opportunity with this expansive 4.86-acre unimproved parcel of land in the desirable Egg Harbor Township, Atlantic County. This versatile property is a blank canvas, offering limitless possibilities for development or investment in one of New Jersey's thriving communities. Key Features: Size: 4.86 Acres Location: Conveniently situated in Egg Harbor Township, known for its blend of residential, commercial, and recreational areas. Zoned: RG1 This parcel offers endless possibilities, including but not limited to: Residential Development: Ideal for single-family homes, catering to the growing demand for housing in the area. Possibly used for activities such as hunting or riding motor bikes. Egg Harbor Township is known for its family-friendly atmosphere, excellent schools, and a range of amenities. Enjoy close proximity to shopping centers, dining options, and recreational facilities. The township's strategic location offers easy access to major highways and nearby cities, making it a highly desirable area for both residents and businesses. Whether you're looking to develop a new project, expand your investment portfolio, or simply hold onto a prime piece of real estate for future appreciation, this land presents a fantastic opportunity. Don't miss out on this exceptional opportunity to own a significant piece of real estate in Egg Harbor Township!

#### PROPERTY DETAILS



Ask for Phillip Bellucci  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [pjb@bergerrealty.com](mailto:pjb@bergerrealty.com)

