



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



635 California  
Pleasantville, NJ 08232

Asking \$299,000.00



#### COMMENTS

INVESTOR ALERT! Great potential on almost 1 -1/4 acres! Build your dream home or possible subdivision into several lots (Buyer's Due Diligence). Peterson's Way development adjoins this property. Selling strictly AS-IS. Buyer responsible for all permits/subdivision/variance/etc. House needs full renovation. HVAC units included in sale. Natural gas line runs up to house. Cash only.

#### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	Heating	Water
Fenced Yard	None	Oil	Public
Porch			
Sewer			
Septic			

