

# Berger Realty

Since 1928



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5015 Spruce  
Egg Harbor Township, NJ 08234

Asking \$250,000.00



## COMMENTS

Property has over 3 acres of land that can be both residential or commercial. The current building is about 1,500 sq ft that can be used for commercial purposes or build a new home. Offers easy access to Atlantic City & County. Within approximately 4 mile of Parkway & Expressway. Permitted use is Single Family, Farm or Daycare. Everything else requires a plan submitted to zoning board of EHT and also requires Pinelands approvals. Buyer responsible for all certifications, permits and variance applications. Property is being sold AS-IS.

## PROPERTY DETAILS

|                                   |                                 |                  |                        |
|-----------------------------------|---------------------------------|------------------|------------------------|
| Exterior<br>Brick Face<br>Masonry | ParkingGarage<br>6 to 10 Spaces | Basement<br>Slab | Heating<br>Gas-Natural |
| HotWater<br>Electric              | Water<br>Public                 | Sewer<br>Septic  |                        |



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