

# Berger Realty

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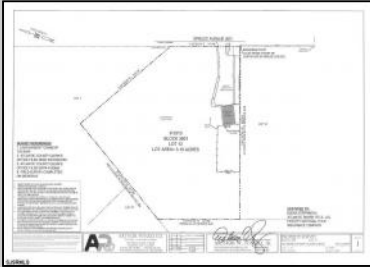
Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

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



Ask for Stewart Vaughan  
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