



Development Opportunity

Featuring 2,700 SF PAD SITE

2218 Ocean Heights Ave, Egg Harbor Township, NJ
Atlantic County

Price: \$1,575,000

Key Facts:

- 6.73 Acres of Land
- Fully Approved
- 238 ft of road frontage on Ocean Heights Ave
- 221 Parking Spaces (11 Handicap)
- Utilities (Electric, Gas, Telephone, Water, Cable)
- **Access to Major Highways**
 - AC Expressway (3.5MI)
 - Atlantic City (9.5 MI)
 - GS Parkway (3.5MI)
 - AC International Airport (6.5MI)
- **Zoned Community Business**
 - Commercial
 - Office / Retail/ Professional
 - Restaurants (Not Fast Food)
 - Food Markets
 - Personal Service Establishments
 - Distribution/Assembly
 - Storage

Real Estate Taxes (2012): \$6,744



•Professional Office & Development Site - In the heart of Atlantic County's fastest growing Professional Business Districts.

•Fully Approved for 43,700 SF of building space designed with multiple Office buildings ranging from 5,500-10,000 SF plus a 2,700SF Pad Site. This site allows for 221 parking spots including 11 Handicap Accessible parking spots. All approvals included with plans available to qualified buyers offering professionally designed site plans, renderings, and leasing opportunities for new office space.

•This property is ideal for office however flexible zoning allows for distribution, assembly, storage, poss. cell towers etc. CB Zone Community Business -Egg Harbor township ideal for retail/office professional Great location for many possible uses! Zoned (NB) Neighborhood Commercial allowing for Restaurants (Not Fast Food), Professional or Business Offices, Schools, Food Markets & Personal Service Establishments.

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