



**417 Madison  
Woodbine, NJ 08270**

**Asking \$420,000.00**



**COMMENTS**

Welcome to this impressive commercial and industrial property on Madison Avenue, Woodbine, NJ. Currently used as Bill's Canvas Shop facility, this property features three buildings. Building #1 is a two-story office/storage structure with 3,884 sq ft. Building #2 is a one-story welding shop with 1,500 sq ft and a 900 sf ft storage mezzanine. Building #3 is a two-story manufacturing/storage building with 3,042 sq ft. Zoned as "DeHirsch Light Industrial/Manufacturing (DLIM) District" in the "Pinelands Management Area." Don't miss this opportunity. Contact us today to schedule a showing and explore the potential that awaits your business in this prime location. Lease in effect until Fall 2030

**PROPERTY DETAILS**

Exterior	ParkingGarage	InteriorFeatures	Heating
Other (See Remarks)	6 To 10 Spaces	Restroom	Gas Natural
	Off Street	Storage	Gas Propane
			Oil
			Baseboard
			Forced Air
			Hot Water
Cooling	HotWater	Water	Sewer
Central	Air Electric	City	Septic



Ask for David P. Hadtke,  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: dph@bergerrealty.com

