

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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



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