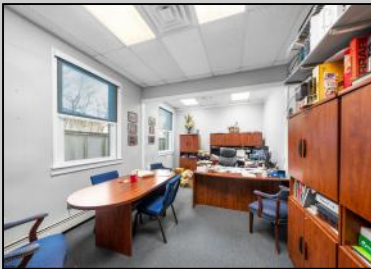




**417 Madison  
Woodbine Borough, NJ 08270**

**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." Property is currently rented through Fall 2030. Don't miss this opportunity. Contact us today to schedule a showing and explore the potential that awaits your business in this prime location.

### PROPERTY DETAILS

Exterior Masonry	ParkingGarage 6 to 10 Spaces Off Street	InteriorFeatures Restroom	Basement 6 Ft. or More Head Room Full
Heating Baseboard Forced Air Gas-Natural Gas-Propane	Cooling Central Electric Wall Units	HotWater Oil	Water Public



Ask for Yvonne Kuhn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: ymk@bergerrealty.com

