

# Berger Realty

Since 1928

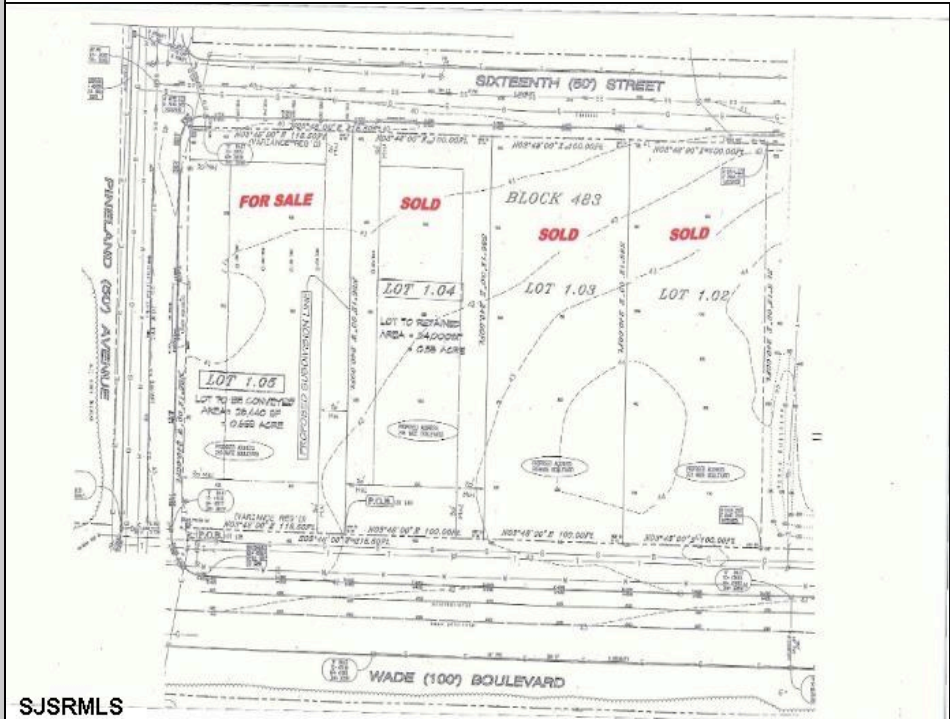


Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



210 Wade  
Millville, NJ 08332

Asking \$90,000.00



SJSRMLS

### COMMENTS

Site can support a wide range of concepts. Will build to suit, from 2,000 to 9,000 sf (subject to approvals), warehouse, flex space or commercial. Or, offering commercial condos for sale or lease from 2,000 sf each. OH door, warehouse and office space fit up to suit tenants needs. I-1 (INDUSTRIAL PARK) Zone: Permitted uses include a wide variety of warehousing, light manufacturing, office, and business services. And new ordinances permit cannabis uses for NJ licenses Class 1,2,3 and 4 uses, subject to all approvals. Site is also located in the Urban Enterprise Zone. Listing agent is co-owner of property, both sellers are licensed NJ real estate agents.

### PROPERTY DETAILS

**SALE**

**BADER-COLLINS ASSOCIATES**  
"THE TEAM YOU CAN TRUST"

**BERGER REALTY**  
3160 Asbury Avenue

**BADERCOLLINS.COM**

Ask for Bader - Collins Associates  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [bca@bergerrealty.com](mailto:bca@bergerrealty.com)  
<http://www.BADERCOLLINS.com>

