

# Berger Realty

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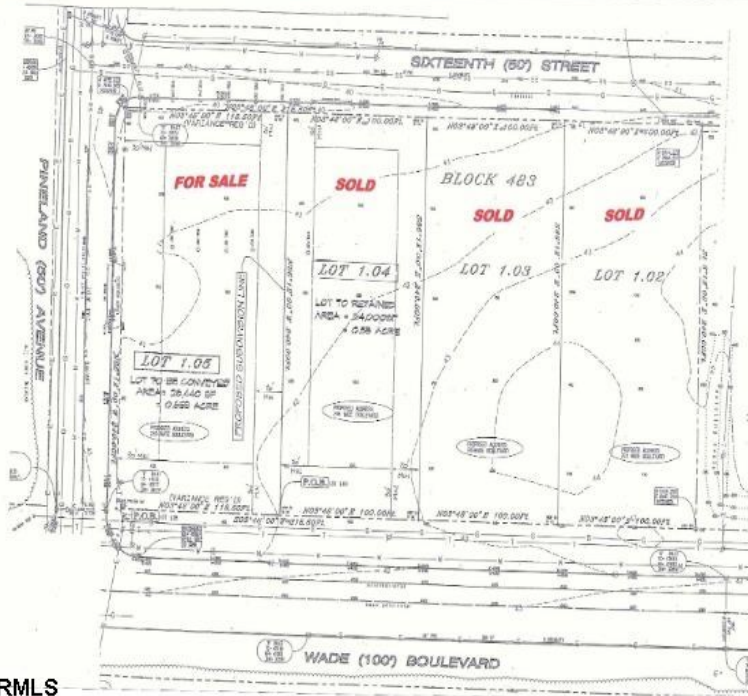


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Ocean City, NJ 08226  
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210 Wade  
Millville, NJ 08332

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

