



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



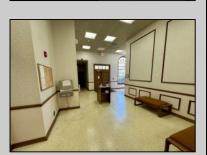
□ oc17@BergerRealty.com



6024 Ken Scull Ave Mays Landing, NJ 08330

Asking \$449,900.00











## **COMMENTS**

Check out this amazing opportunity! The former Municipal Utility Authority building is up for sale, offering 3,268+/- square feet of space. Currently used as an administrative office, the property is zoned as R-9 (Residential). The building features a spacious conference room, an executive office, administrative offices, two commercial restrooms (separate for men and women), and a small kitchen. It has an exterior brick facade with a beautiful arched window. Please note that its current usage is non-conforming to zoning and would require office approval if used for residential purposes. The property also includes a large parking lot for 5-7 cars and a rear yard.

|                   | PROPERTY DETAILS                |                  |                                      |
|-------------------|---------------------------------|------------------|--------------------------------------|
| Exterior<br>Brick | ParkingGarage<br>6 to 10 Spaces | Basement<br>Slab | Heating<br>Forced Air<br>Gas-Natural |
|                   |                                 |                  |                                      |

CoolingHotWaterWaterSewerCentralGasPublicPublic Sewer



Ask for Troy Eggie
Berger Realty Inc
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: tde@bergerrealty.com

