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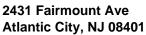


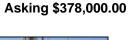














COMMENTS

The property comprises a 2800+ sq ft building housing a warehouse and office space, complete with a reception desk. It is strategically positioned for use as a contractor distribution center or for any business necessitating indoor and outdoor gated parking for 8+ vehicles. The property\'s advantageous location ensures convenient accessibility to the Atlantic City Expressway and the Brigantine Connector Tunnel. Furthermore, it is equipped with bathroom facilities and gas heating. I highly recommend scheduling an appointment to view this property and encourage you to contact the listing agent to arrange a visit.

PROPERTY DETAILS

Exterior Brick Brick Face Masonry	OutsideFeatures Fence Truck Door	ParkingGarage 6 to 10 Spaces	InteriorFeatures Restroom
Basement	Heating	HotWater	Water

Gas

Forced Air

Gas-Natural

Sewer Public Sewer

Slab

Ask for Louis Paone Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: lsp@bergerrealty.com



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