



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



Asking \$550,000.00

info@bergerrealty.com

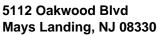














COMMENTS

Don't miss this exceptional opportunity to own a versatile commercial property located in the heart of Mays Landing's industrial park. This well crafted, stick-frame structure boasts superior insulation and radiant heat cement flooring, ensuring a comfortable working environment yearround. Three Bays: Equipped with 8\' doors and 12\' ceilings, providing ample space for operations. Bright Outdoor Lighting: Enhances productivity during evening hours. Outdoor Arbor: Ideal for enjoying your work in fresh air on pleasant days. Parking: plenty of parking with room to expand Currently utilized for boat building, however,this property's flexible zoning allows for a variety of uses. Potential applications per the Mayslanding Industrial Business Park code include carpentry, plumbing, electrical supplies, a winery, or a brewery—limitless possibilities to match your business vision. Situated in a thriving industrial park with easy access to major routes. This property is perfect for entrepreneurs seeking a functional space.

		PROPERTY	DETAILS

Radiant See Remarks

ParkingGarage InteriorFeatures Exterior OutsideFeatures Frame/Wood Security Light/System 6 to 10 Spaces Restroom Stucco See Remarks

HotWater **Basement** Heating Cooling Slab Gas-Natural Wall Units Gas

> Ask for Dave Zelinski Serger Realty Inc Publis 36 Bay Avenue, Ocean City Call: 609-391-1330

Email to: djz@bergerrealty.com

