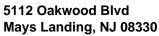




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com







Asking \$525,000.00













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.

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

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

Radiant See Remarks Ask for Veronica "Ronni" Vetro

> Serger Realty Inc Public Asbury Avenue, Ocean City

Call: 609-399-0076

Email to: vrv@bergerrealty.com

