

# Berger Realty

Since 1928



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



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**417 Madison**  
**Woodbine Borough, NJ 08270**

**Asking \$395,000.00**



#### COMMENTS

INVESTMENT SALE - REAL ESTATE ONLY. 3 existing tenanted buildings. Total area approximately 8,400+/- sf. Long time tenant with a 5 year lease option. Fully improved on 0.63+/- acres. 175+/- feet of street frontage. Ample parking on site. Building for production ad storage with a drive in loading door. Near Sea Isle ice production facility. Rte. 550 connects directly to Rte. 9 servicing Cape May County and Shore Points. Business is NOT for sale.

#### PROPERTY DETAILS



Ask for Matthew Galownia  
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