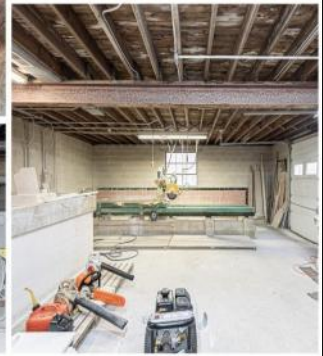




954 Harding  
Buena Vista Township, NJ 08310

Asking \$275,000.00



### COMMENTS

A unique opportunity awaits with this commercial garage now available in highly desirable Buena Vista Township! Zoned "PT" (Pinelands Town-Commerce), this hidden gem is ready for its next owner. Situated on a secluded, fenced-in lot set back from the highway, this 50x30 block building features two 8' overhead doors, providing ample space for various business operations. In addition to the main structure, the property includes a spacious 20'x6' storage shed with an overhead door, a 10'x16' shed, and a ground storage trailer. Previously home to a successful marble shop, this property comes equipped with an array of valuable industrial tools, including a ground-mounted jib crane, a large stationary jib crane, a marble cutting machine, a polishing machine, a hydraulic slab dolly, an air compressor, and much more! Additional features include 3-phase electrical service, a 5-year-old well pump, an oil burner heater, a wood-burning stove, and even a Port-O-Pot for convenience. If you're searching for the ideal private location to establish or expand your commercial business, complete with plenty of parking and valuable equipment, this is the one! Call today for more details!

### PROPERTY DETAILS

|          |                     |            |          |
|----------|---------------------|------------|----------|
| Exterior | ParkingGarage       | Heating    | HotWater |
| Block    | 11 or More Spaces   | Forced Air | None     |
|          | Other (See Remarks) | Oil        |          |
|          |                     | Wood       |          |



Sewer  
See Remarks  
Asker for Ellen L. Senft  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: els@bergerrealty.com

