



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 info@bergerrealty.com



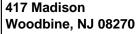












Asking \$459,900.00



COMMENTS

Welcome to this impressive commercial and industrial property on Madison Avenue, Woodbine, NJ. Currently used as Bill\'s Canvas Shop facility, this property features three buildings. Building #1 is a two-story office/storage structure with 3,884 sq ft. Building #2 is a one-story welding shop with 1,500 sq ft and a 900 sf ft storage mezzanine. Building #3 is a two-story manufacturing/storage building with 3,042 sq ft. Zoned as \"DeHirsch Light Industrial/Manufacturing (DLIM) District\" in the \"Pinelands Management Area.\" Don\'t miss this opportunity. Contact us today to schedule a showing and explore the potential that awaits your business in this prime location. Lease in effect until Fall 2030

PROPERTY DETAILS ParkingGarage **InteriorFeatures** Heating Exterior 6 To 10 Spaces Gas Natural Other (See Remarks) Restroom Off Street Gas Propane Storage Oil Baseboard Forced Air Hot Water Cooling HotWater Water Sewer `ontr ∆ir Electric City Septic Ask for Carole Lelli Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: cll@bergerrealty.com

