

# Berger Realty

Since 1928



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

[oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



**239 Hoffman Mill  
Belleplain, NJ 08270**

**Asking \$390,000.00**



## COMMENTS

This 5,000-square-foot warehouse is currently being used as commercial and is on 3.2 acres and offers room for both business and creativity. Currently configured with a yard-sale operation at the front, it transitions to a contractor's workshop toward the back, boasting 12'4" ceilings and an inviting lounge area. Two dedicated office spaces allow for on-site management, and heating and air-conditioning keep every area comfortable year-round. The property includes a bathroom, security-surveillance system, and is serviced by a well and septic (the septic system is being sold as is; the seller has never had it inspected). A 4,000-square-foot unfinished basement with 6-foot ceilings offers substantial storage or possible future expansion space. With 3.2 acres to work with, there may be potential to add additional buildings (subject to local approvals). Whether you envision a continuation of the current yard-sale and contractor layout, or a new purpose entirely, this property provides the square footage, amenities and acreage to make it happen. Located in a R3 Zone. The warehouse is being sold empty, unless otherwise agreed upon

## PROPERTY DETAILS

|          |             |                        |          |
|----------|-------------|------------------------|----------|
| Basement | Heating     | Cooling                | HotWater |
| Full     | Gas Propane | Wall Air Conditioning  | Electric |
|          | Electric    | Other Air Conditioning |          |
|          | Split       |                        |          |



Sewer  
Septic for Christopher Malinowski  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [cma@bergerrealty.com](mailto:cma@bergerrealty.com)

