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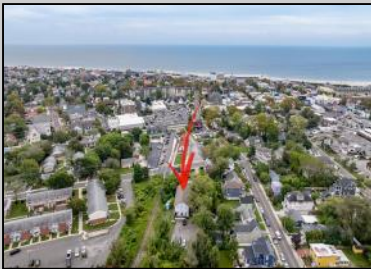


Berger Realty, Inc.
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525 Elmira
Cape May, NJ 08204

Asking \$1,300,000.00



COMMENTS

Formerly the Morrow's Nut Factory, this property has been recently converted to office space and is currently licensed for warehouse, office, and bakery use. Located in Cape May's C-5 Commercial District, it offers approximately 4,800 square feet of adaptable commercial space on an oversized 18,000 square-foot lot. The building is in good shape with a newer roof, and a power wash and paint would go a long way toward enhancing curb appeal. Inside features include office areas, second-floor storage with conveyor belt, and a utility kitchen with hood, sink, and prep area, providing excellent flexibility for a variety of commercial operations. Includes a First Right of Refusal to purchase 615 Broad Street, located directly in front of 525 Elmira Street, which also sits on an oversized lot and contains an existing structure. 615 Broad can provide additional space or serve as a primary or secondary entrance to a future project. C-5 zoning allows a wide range of uses including warehousing, retail, contractor or trade businesses, wholesale distribution, professional offices, personal services, research and development, and other general commercial uses. The lot exceeds the 10,000 SF minimum, providing excellent flexibility for expansion or redevelopment. Contact listing agent for potential pathways for redevelopment given the property's unique attributes. Highlights: 4,800 ± SF commercial warehouse with office space Former Morrow's Nut Factory – recently converted to office use Licensed for warehouse, office, and bakery operations Newer roof; building in good condition Power wash and paint would enhance appearance Utility kitchen with hood and prep area Second-floor storage with conveyor belt 18,000 ± SF lot – C-5 zoning (min. 10,000 SF) First Right of Refusal to purchase 615 Broad Street (oversized lot with existing structure) Both properties are available for all due diligence regarding zoning, use, and approvals

PROPERTY DETAILS

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