



**525 Elmira**  
**Cape May, NJ 08204**

**Asking \$1,300,000.00**



**COMMENTS**

property Type: Commercial / Warehouse Zoning: C-5 Commercial Lot Size: ~18,000 SF Building Size: ~4,800 SF. See Associated Docs for Surveys and additional information. Was originally the Morrow Nut House Candy factory now permitted for office, storage and bakery. Excellent opportunity in Cape May's C-5 Commercial District. This property offers approximately 4,800 square feet of warehouse and office 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 maximizing its curb appeal. Inside features include office areas, second-floor storage with a conveyor belt, and a utility kitchen with hood, sink, and prep area—ideal for commissary, catering, or food preparation use (not a restaurant). Includes a First Right of Refusal to purchase the home at 615 Broad Street (R3), located directly in front of 525 Elmira Street, which also sits on an oversized lot. 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 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 for home at 615 Broad Street (oversized lot in front) Both properties are contributing HPC - Reports in Associated Docs Buyer responsible for all due diligence regarding zoning, use, and approvals

**PROPERTY DETAILS**

|                        |                                                             |                                 |                                                                                          |
|------------------------|-------------------------------------------------------------|---------------------------------|------------------------------------------------------------------------------------------|
| Exterior<br>Metal      | OutsideFeatures<br>Security Light/System<br>Security Camera | ParkingGarage<br>6 To 10 Spaces | InteriorFeatures<br>Handicap Features<br>Restroom<br>Security System<br>Smoke/Fire Alarm |
| Heating<br>Gas Natural | Cooling<br>Central<br>Conditioning                          | HotWater<br>Air Electric        | Water<br>City                                                                            |
| Sewer<br>City          |                                                             |                                 |                                                                                          |

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