



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com







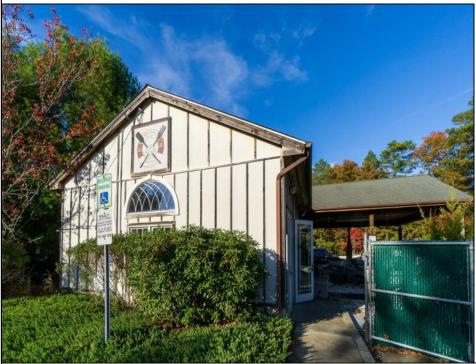






5112 Oakwood Blvd Mays Landing, NJ 08330

Asking \$550,000.00



COMMENTS

Don't miss this exceptional opportunity to own a versatile commercial property located in the heart of Mays Landing's industrial park. This well crafted, stick-frame structure boasts superior insulation and radiant heat cement flooring, ensuring a comfortable working environment yearround. Three Bays: Equipped with 8\' doors and 12\' ceilings, providing ample space for operations. Bright Outdoor Lighting: Enhances productivity during evening hours. Outdoor Arbor: Ideal for enjoying your work in fresh air on pleasant days. Parking: plenty of parking with room to expand Currently utilized for boat building, however,this property's flexible zoning allows for a variety of uses. Potential applications per the Mayslanding Industrial Business Park code include carpentry, plumbing, electrical supplies, a winery, or a brewery—limitless possibilities to match your business vision. Situated in a thriving industrial park with easy access to major routes. This property is perfect for entrepreneurs seeking a functional space.

PROPERTY DETAILS			
Exterior Frame/Wood Stucco	OutsideFeatures Security Light/System See Remarks	ParkingGarage 6 to 10 Spaces	InteriorFeatures Restroom
Basement Slab	Heating Gas-Natural Radiant See Remarks Ask for John Gre		HotWater Gas
	SeBerger Realty In PuSife®ASbury Ave Call: 609-399-00 Email to: jag@be	enue, Ocean City	