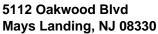




Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com







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 year-round. 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.

	PROP	ERTY	DETA	ILS

Exterior OutsideFeatures ParkingGarage InteriorFeatures
Frame/Wood Security Light/System 6 to 10 Spaces Restroom
Stucco See Remarks

Basement Heating Cooling HotWater Slab Gas-Natural Wall Units Gas

Radiant
See Remarks
Ask for Veronica "Ronni" Vetro

Serger Realty Inc
Publife Asbury Avenue, Ocean City

Call: 609-399-0076

Email to: vrv@bergerrealty.com

