



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



Asking \$7,965,000.00

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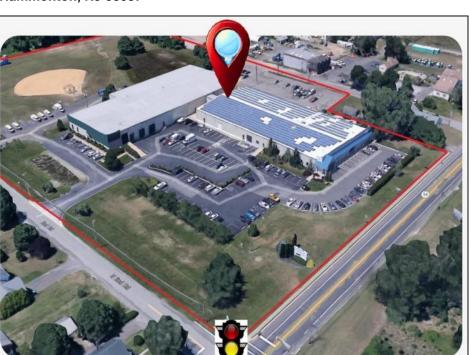












COMMENTS

ALERT -- INVESTORS OR LARGE SPACE USERS!! 58,800+- sqft, on 10.75 +- acres at a signalized intersection, just 6/10ths of a mile from AC Expressway Exit #28! The \"897\" building offers 28,800 sqft of existing Office and Warehouse Space that can occupied early Spring 2025! Ample car and truck parking on-site, and multiple tailgate and drive-in loading doors. Monument signage and frontage on the signalized intersection of 2nd Road & 12th Street (Rt 54). Rooftop Solar Array is subject to a (PPA) Power Purchase Agreement for the occupants in he \"897\" building. 3-Phase power is available.

PROPERTY DETAILS

ParkingGarage Basement Heating Cooling

11 or More Spaces Slab Forced Air Central

Off Street Multi-Zoned Multi-Zoned

Paved

Water Sewer
Public Public Sewer



SJSRMLS

Ask for Monica Raab Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: msr@bergerrealty.com

