



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



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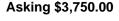








206-208 Route Us 9 S Marmora, NJ 08223





COMMENTS

Unlock big potential with this power-packed 1,950 SF flex/warehouse unit in prime Marmora—built in 2021 and ready for you to "load up" on growth. Featuring appx 20\' ceilings, a 14\' x 12\' automatic overhead door, durable metal construction, mini-split HVAC, ADA restroom, and reliable Reznor-style warehouse heat, this space is built to work as hard as you do. With well/septic, you'll enjoy predictable costs and fewer billing "surprises." Ideally set just off Route 9 with near-instant Parkway N/S access, you'll "coast" between Atlantic & Cape May Counties and all shore points with ease. Enjoy three dedicated parking spaces plus optional yard area when you need extra room to "gear up." MTCD zoning allows a wide mix of commercial, service, light industrial, contractor, and professional uses, giving you flexibility to expand your vision. Owner prefers a 3-year commitment, making this an ideal fit for teams ready to "lock in"

long-term success. Available on/before 1/1/26. **PROPERTY DETAILS** ParkingGarage OutsideFeatures InteriorFeatures Exterior

1 to 5 Spaces

Other (See Remarks)

Assigned

Off Street

Paved



See Remarks

Heating Cooling For Ask Aior Laryn Cristaill Units GaselaturalRealty Inc See Remarks 1670 Boardwalk, Ocean City Space Wall/Floor Space/Wall/Floor Call: 609-391-0500

Email to: Irc@bergerrealty.com

Restrooms

Truck Door

Sign

Security Light/System

Other (See Remarks)

Smoke/Fire Alarm

Water Well

Restroom Security System

Storage