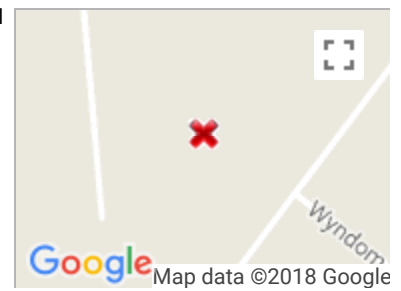


**ALL FIELDS CUSTOMIZABLE**



**MLS #** 502886  
**Class** COMMERCIAL /INDUSTRIAL  
**Type** Commercial  
**Area** Upper Twp  
**Asking Price** \$539,000  
**Address** 1300 Stagecoach Road  
**City** Ocean View  
**/Community**  
**State** NJ  
**Zip** 08230  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**Listing Type** Exclusive Right to Sell



**GENERAL**

<b>County</b>	Cape May	<b>Number of Acres</b>	4.22
<b>Appointment Phone Number</b>	609-736-2020	<b>Listing Date</b>	3/26/2018
<b>Comp. Variable Rate (Y/N)</b>	Yes	<b>Compensation-SAC</b>	0%
<b>Compensation-BBC</b>	3%	<b>Compensation-TBC</b>	3%
<b>Lot Dimensions</b>	4.22 Acres	<b>Lot #</b>	9
<b>Block #</b>	544.02	<b># of Stories</b>	2
<b># of Baths</b>	3	<b>Ceiling Height</b>	9
<b># of Overhead Doors</b>	4	<b>Overhead Door Height</b>	12
<b>Approx. Building SQFT</b>	6,690	<b>Directions</b>	Take US-9/S Shore Rd, bear right onto Butter Rd/CR-637, turn left onto Stagecoach Rd.
<b>Associated Document Count</b>	0	<b>Original Price</b>	\$539,000
<b>Listing Office 1 - Office Name and Phone</b>	CONTINENTAL REAL ESTATE G - Main: 877-996-5728	<b>Agent - Agent Name and Phone</b>	DEREK EISENBERG - VOICE: 877-996-5728
<b>Limited Service (Y/N)</b>	Yes	<b>Approved Short Sale?</b>	N/A
<b>Bank Owned/Foreclosure</b>	No	<b>MayBSub3rdPartyApp/ShortS</b>	No
<b>Property ID</b>	11-00544-02-00009	<b>Waterfront (Y/N)</b>	No

**FEATURES**

<b>EXTERIOR/SIDING</b>	<b>INTERIOR FEATURES</b>	<b>AIR CONDITIONING</b>	<b>ROAD FRONTAGE</b>
Block	220 Volt Electricity	Ceiling Fan(s)	Township
Vinyl	Restroom	Central	<b>STYLE</b>
<b>ROOF</b>	Smoke/Fire Alarm	Multi-Zoned	Commercial
Flat	Storage	<b>SPECIALTY ROOMS</b>	Light Industrial
<b>EXTERIOR FEATURES</b>	Three Phase Electric	Office Space Avail.	Warehouse
Truck Door	<b>HOT WATER</b>	Shower Room(s)	<b>SHOWING INSTRUCTIONS</b>
Fence	Gas	<b>FLOORING</b>	Appointment Only
Security Light/System	<b>SEWER</b>	Carpet-Wall to Wall	
	Septic	Slab	
	<b>HEATING</b>	<b>PARKING</b>	
	Forced Air	11 or More Spaces	
	Gas-Natural	Off Street	
		Paved	

**FINANCIAL**

<b>Total Assessment</b>	\$621,500	<b>Land Value</b>	\$124,400
<b>Improved Value</b>	\$497,100	<b>Taxes</b>	\$11,336
<b>Tax Year</b>	2017		

**REMARKS**

**Remarks** Versatile 6690 square foot commercial building with 4.22 acres secure lit and fenced yard. Zoned CM2 commercial. Minutes to Ocean City, 2.5 miles to Roosevelt Boulevard/Ocean City 34th Street Causeway, and Sea Isle Boulevard, 5 miles. Roof less than one year old. HVAC and high efficiency lighting both less than five years old. Lease rental options welcome.

**ADDITIONAL PICTURES**

