

## Fact Sheet

### **Ocean View Business Center**

521 Woodbine Oceanview Rd. (Rt 550)  
Ocean View, NJ 08230

Dennis Township  
Cape May County

<b>Unit(s)</b>	D - 1	
<b>Price</b>	\$585,000	
<b>Taxes (2013)</b>	\$5,115	
<b>Zoning</b>	R-3 Residential with Commercial Use variance	
<b>Condo</b>	Yes	
<b>Condo Fee (Annual)</b>	\$5,700 est	
<b>Total (SF)</b>	6,000	
<b>Office (SF)</b>	1,000	
<b>Warehouse (SF)</b>	5,000	
<b>Businesss Center Acreage</b>	3.75	
<b>Parking Space Total BC</b>	49	
<b>Parking Spaces Per Unit</b>	12	
<b>% Paved Parking Area</b>	100%	
<b>Office Area</b>		
<b># Offices</b>	3	
<b>Foyer</b>	Yes	
<b>Kitchen Area</b>	Yes	
<b>AC/Heat</b>	Gas/Centac	
<b>Handicap Accessible Bathroom</b>	Yes	
<b>Interior</b>	Acoustic drop ceiling, sheetrock, carpeting	
<b>Warehouse Area</b>		
<b>Ceiling Height</b>	20'	
<b>Lighting</b>	Metal Halide	
<b>Heat</b>	Reznor/propane	
<b>Overhead Doors</b>	2	
<b>Door Size</b>	14' x 12'	
<b>Concrete Floor</b>	Yes	
<b>Exterior Signage</b>	Yes	
<b>Exterior Lighting</b>	Yes	
<b>Individual Septic System</b>	Yes	
<b>On Site Wells System</b>	Yes	
<b>Electric Service</b>	Atlantic City Electric	
<b>Telephone Service</b>	Verizon	
<b>Cable TV Service</b>	Comcast	
<b>Police Protection</b>	Dennis Township	
<b>Fire Protection</b>	Volunteer Fire Dept	
<b>Demographic Data</b>		
	Cape May County (2000)	102,326
	Cape May County (2000) Summer	667,400
	Dennis Township (2000)	6,492
	Dennis Township (2000) Summer	20,400