

# 3043 Ocean Heights PROPERTY FOR SALE Avenue



*Priced at*

**\$1,450,000**

## About the Property

Hard-to-find 14± acre industrial/commercial site near Ocean City—positioned for visibility, access, and scale. Directly next to an approved mini-storage development, creating instant synergy and a clear demand signal. Surrounded by proven traffic drivers including McCullough's Emerald Golf Links, Passion Vines Wine & Spirit Company, Juliano's Pub & Grill, Vagabond Kitchen & Tap House, along with Walgreens, Ace Hardware, and Dollar General—driving consistent traffic and everyday demand. Flat, scalable footprint ideal for industrial, flex, storage, or commercial use (approvals required—buyer responsibility). High exposure. Proven corridor. Built-in upside

## Features

Give me a call!

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