



**130 Bridgeton
Mantua, NJ 08051**

Asking \$624,950.00



COMMENTS

MOTIVATED, MOTIVATED, MOTIVATED! LOCATION, LOCATION, LOCATION! HERE IT IS - your opportunity to own a piece of history. The owner of 35 years is ready to retire and is selling this UNIQUE two story Victorian home with large, high ceiling attic, built by Job Scott in 1877. This sale includes the profitable and reputable Lavender & Lace Florist & Gift Shop business, inventory, and real estate. This landmark, across the street from the well-known Telford Inn, on Route 45 (Bridgeton Pike) in Mantua, could be yours! The main floor consists of a spacious multi-room Florist/Gift Shop area, a Conservatory, used as a Tea Room/Celebration Room, and a half bath. The second floor offers a two-bedroom apartment, with a full bath, and the third floor (approximately 15 x 30) is currently being used for storage but could easily be converted into a third bedroom. The spacious basement has 8-foot high insulated ceilings, a brick floor, large storage areas, and an outdoor exit. The outdoor space of this Victorian home includes an inviting \"L\" shaped front porch, a private, professionally landscaped side and back yard, a patio with table and chairs, a dining area, and fishpond. Outside the white picket-fenced area of this large corner property is a two-story carriage house with original sliding doors, an original outhouse, two sheds, and a parking lot. Call today to check out this exciting opportunity! There is so much potential! (10 minutes from Delaware Valley Florist Supply House, 20 minutes to Philadelphia, and just 90 minutes to Cape May). This is a rare opportunity, and the possibilities for this unique Victorian home and business are endless. This sale includes most of the inventory. Also, this property is being sold \"AS IS.\" Home Inspections are for informational purposes only. Call, text, or use Showing Time to set up an appointment. Attention potential buyers: It is crucial that you undertake due diligence for your intended personal use. This involves thoroughly researching and investigating any factors that are significant to you. Be sure to reach out to the local township to confirm that this property aligns with your particular needs and criteria. The A roof is about 19 years old and the flat roof is about 5 years old. The heater is gas hot water radiator heat and was installed around 1975. A new circulator was installed about 2021. The hot water heater was installed in 2017. Electric was updated within the last 3 years. Outside Painting and New Awnings 2019

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Wood/Frame	Storage Building	6 To 10 Spaces	Office Space Avail
	Sign		Retail Store
	Fence		Utility Room
	Security Light/System		
InteriorFeatures	Heating	Cooling	HotWater

Berger Realty

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Public

