

**5926 Main  
Mays Landing, NJ 08330**

**Asking \$499,000.00**



**COMMENTS**

Discover a unique opportunity with the sale of County Seat Florist, a distinguished and high-income-producing business located in the historic heart of Mays Landing, NJ. This exceptional property, dating back to 1836, stands prominently at the busy intersection of Rt. 50 and Main Street, benefiting from significant foot and vendor traffic. The florist shop boasts a 10' x 10' GEM refrigerator with a display case and storage, ideal for showcasing floral arrangements in their best light. The building is equipped with three heater units and air handlers, recently updated with new compressors, ensuring a comfortable shopping and working environment throughout the seasons. The commitment to maintenance is evident in the recent renovations, including a roof replacement five years ago and a redo of the rubber portion about three years prior. This offering includes all business accounts, essential equipment, and two vehicles - a 2012 Ford Cargo Van and a 2019 Ford Transit, ensuring a smooth transition and immediate business continuity for the new owner. The second floor of the florist presents a functional space with four large storage rooms, one of which houses the compressor. A convenient lift system facilitates easy movement between floors. The property also features a 2-bedroom apartment upstairs, complete with a chair lift, stand-up shower, storage closet, gas stove, and cherry hardwood floors. This space, offering the option to come furnished, provides an additional living or rental opportunity. Moreover, the rear of the florist hosts a separate rental unit, formerly an old dentist's office, now used for storage by a long-term tenant. This space includes two front rooms, two back rooms, a sink, and a toilet, with heat included in the rental agreement. A new above-ground oil tank has been installed in the last two years, underscoring the attention to property upkeep. The County Seat Florist, located directly opposite the picturesque War Memorial Park, is not only a thriving business but also a piece of Mays Landing's rich history. The current owner is open to a short-term leaseback arrangement, making this a fantastic opportunity for those looking to continue a successful business or envision a new purpose for this historic site. This property represents an ideal blend of commercial success and historic charm, offering a rare chance to become a part of the Mays Landing community. This is the perfect investment opportunity.

**PROPERTY DETAILS**

Exterior	ParkingGarage	InteriorFeatures	Basement
Brick	6 to 10 Spaces	Display Windows	Crawl Space
Vinyl	Off Street	Freight Elevator	
		Other (See Remarks)	
		Restroom	
		Storage	

# Berger Realty

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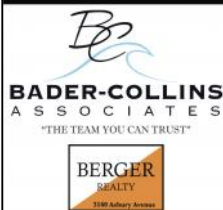
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**SALE**



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