

# Berger Realty

Since 1928



Berger Realty, Inc.  
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164 Greenbriar  
Richland, NJ 08350

Asking \$99,000.00



#### COMMENTS

Welcome to 164 Greenbriar Ave in historic Richland—an exceptional investment opportunity with endless potential. This expansive, open-concept building offers a blank canvas for your vision, whether you're looking to establish a brewery, antique store, office, or church. Currently zoned for commercial use; potential to change zoning for different applications. This property is being sold As-Is, with no zoning contingencies accepted. The buyer will be responsible for any and all certifications. Seller has a current survey and a current septic design to offer. Don't miss out on this rare opportunity to shape a prime piece of Richland real estate. Act quickly and make this your next investment success!

#### PROPERTY DETAILS

|                       |                       |                                       |                         |
|-----------------------|-----------------------|---------------------------------------|-------------------------|
| Exterior<br>Wood      | ParkingGarage<br>None | InteriorFeatures<br>Cathedral Ceiling | Basement<br>Crawl Space |
| Heating<br>No Heating | Water<br>Private      | Sewer<br>Private                      |                         |



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