



**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 Wood	ParkingGarage None	InteriorFeatures Cathedral Ceiling	Basement Crawl Space
Heating No Heating	Water Private	Sewer Private	



Ask for Christopher Malinowski  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [cma@bergerrealty.com](mailto:cma@bergerrealty.com)

