

**5926 Main  
Mays Landing, NJ 08330**

**Asking \$349,000.00**



**COMMENTS**

Presenting a prime investment opportunity at 5926 Main Street in the heart of Mays Landing, New Jersey. This versatile property offers a blend of residential and commercial potential, ideal for investors or entrepreneurs seeking a dynamic space in a vibrant community. This listing is for the REAL ESTATE ONLY however, the business including the Real Estate is also For Sale! The ground floor currently houses the County Seat Florist. Prospective buyers have the option to repurpose this area for a business of their choice. The existing GEM walk-in cooler can be removed to accommodate various commercial endeavors. A comfortable two-bedroom, one-bathroom apartment, currently occupied by the owners, offers immediate rental income potential or owner occupancy on the second floor. There is also additional potential units. A Ground Floor Unit is currently leased for storage to a long-term tenant. This space is primed for rehabilitation. With renovations, it can be transformed into a second two-bedroom ground floor apartment, enhancing the property's rental portfolio. There is also opportunity in the Upper-Level Space. Above the florist shop lies a spacious storage area. With substantial renovation, this area presents the opportunity to develop a third residential unit, potentially accommodating two or three bedrooms, further increasing the property's value and income potential. Here are some Investment Highlights. **VERSATILITY** - The property's mixed-use zoning allows for a variety of commercial and residential configurations, catering to diverse investment strategies. **INCOME POTENTIAL** - With rental income and significant opportunities for additional units, the property is poised for substantial revenue growth post-renovation. **LOCATION** - Situated on Main Street, in the County Seat of Atlantic County, the property benefits from high visibility and accessibility, essential for commercial success and attractive to potential residential tenants. Seize this unique opportunity to invest in a property with substantial upside potential in a sought-after location. Note: The sale pertains to the building only and does not include the County Seat Florist business but that is available with the building included as well. Information is deemed reliable but not guaranteed. As always, check with the local laws and town ordinances to verify if your vision will be compliant to township standards.

**PROPERTY DETAILS**

|                   |                |               |                 |
|-------------------|----------------|---------------|-----------------|
| OutsideFeatures   | ParkingGarage  | OtherRooms    | Basement        |
| Sidewalks         | None           | Living Room   | Inside Entrance |
|                   |                | Storage Attic | Partial         |
|                   |                |               | Unfinished      |
| Heating           | Cooling        | Water         | Sewer           |
| Oil               | Ceiling Fan(s) | Public        | Public Sewer    |
| Tank Above Ground | Wall Units     |               |                 |

# Berger Realty

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Window Units



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