



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 REALTOR

□ oc17@BergerRealty.com

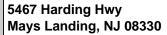
















## **COMMENTS**

Welcome to Mays Landing, NJ! Charming Dutch Colonial on Prime Highway Location – Endless Possibilities! Come tour this classic brick Dutch Colonial, perfectly positioned on over one acre of land along high-visibility US Highway Route 40 at the gateway to Mays Landing, NJ. Steeped in character and history, this stately property served as a successful real estate office for over 30 years, offering both charm and functionality in a prime commercial location. The expansive lot provides ample room for parking, a picturesque setting for professional offices, retail, or potential live/work opportunities (subject to zoning). With its timeless curb appeal, generous frontage, and unbeatable location, this property is an exceptional opportunity for investors, business owners, or those looking to restore a piece of local history. Whether you're expanding your business presence or envisioning a fresh start, this well-known landmark is ready for its next chapter.

## **PROPERTY DETAILS**

Exterior OutsideFeatures
Brick Sign

ParkingGarage 6 to 10 Spaces Off Street Other (See Remarks) Paved InteriorFeatures 220 Volt Electricity Display Windows Restroom Security System Smoke/Fire Alarm

Storage



Heating Cooling
GaAslatton/Colin Hallichayal
Mutti-Zoned
Mutti-Zoned
Dearty Inc<sup>Multi-Zoned</sup>
Sewer
Public 609-391-0500
Email to: ceh@bergerrealty.com



HotWater Gas