

**3180 Nesco  
Hammonton, NJ 08037**

**Asking \$649,900.00**



#### COMMENTS

3180 Nesco Road, Nesco, NJ 08037 - A Unique Blend of Residential Charm and Commercial Opportunity. Nestled in the heart of Mullica Township. 3180 Nesco Road presents a rare and extraordinary opportunity. Class 44 D Liquor License, Plenary Retail Distribution License No(s). 0117-44-004-006. Attached as Documents in the MLS are approved Mullica Twp CCO, Satisfactory water test, satisfactory septic report. Buyer shall be responsible for all application fees when applying for the Liquor License transfer. Buyer shall be responsible for all ABC and Mullica Township Liquor License Transfer Fees. This mixed-use property harmoniously blends a cozy residential dwelling with a thriving commercial liquor store, offering a lifestyle of rustic charm coupled with entrepreneurial spirit. Residential Comfort Meets Rustic Elegance: The residential segment of this property features two bedrooms and one bath, each space radiating warmth and comfort. The heart of this home is its country kitchen, where memories are waiting to be made. The family room, adorned with a wood-burning fireplace, serves as the perfect backdrop for family gatherings or tranquil evenings. The majority of the floors are graced with wood, adding to the rustic elegance that characterizes this home. With approximately 1,100 square feet, the residential portion is a cozy haven of serenity. Commercial Venture Awaits: Attached to this inviting home is a commercial treasure - a fully operational liquor store. This unique feature includes a coveted NJ Class 44 D Liquor License, a gateway to a thriving business. The liquor inventory, available separately, complements the store's offerings. The store is not just a business; it's a local staple for those heading to the Mullica River in Sweetwater, NJ for boating, or to the seashore and camping in the Pine Barrens. Approximately 1,900 square feet of commercial space is equipped with two refrigerated display coolers powered by high-end "Trenton" compressors, ensuring your products are perfectly chilled. A Hub for Community and Convenience: This property is more than just a place; it's a community hub. The location, while rural, is a popular spot for stocking up essentials for various leisure activities. The commercial portion, with its lottery ticket sales and alcohol offerings, has become a go-to destination for locals and visitors alike. Work and Life Balance: Ideal for those seeking a balance between work and home life, this property offers the best of both worlds. The convenience of managing a business adjacent to your living space provides a unique opportunity to blend lifestyle and livelihood seamlessly. Accommodating and Ready for Business: The large parking lot can accommodate up to 25 vehicles, ensuring ample space for both residential and commercial visitors. The included shelving and display cabinets within the store are ready to showcase a wide array of products, making the transition to new ownership as smooth as possible. In summary, 3180 Nesco Road is not just a property; it's a lifestyle choice. It's an opportunity to blend the warmth of a family home with the excitement of a commercial venture. It's a chance to be part of a community, to create, and to live the dream of a balanced life. This

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#### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	InteriorFeatures	Basement
Fence	11 or More Spaces	Security System	6 Ft. or More Head
Security Light/System	Paved	Smoke/Fire Alarm	Room
Sign		Storage	Partial
Truck Door			
Heating	HotWater	Water	Sewer
Baseboard	Electric	Well	Septic
Electric			



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