

**6047 Harding Hwy  
Mays Landing, NJ 08330**

**Asking \$499,900.00**



**COMMENTS**

Prime Commercial Property with Highway Visibility -This is a Rare Opportunity! Explore endless possibilities with this exceptional commercial property strategically located on a prominent corner with highway visibility. This unique offering includes three properties being sold as one, presenting an unparalleled opportunity for investors and business enthusiasts alike. Additional Lots included in this sale are: 6 Mill Street, Lot 13 /Block 736 Tax ID:12-00736-00013 2Bed/1Bath SF Home 768 sq ft 6045 Harding Highway, Lot 11/Block 736 Tax ID:12-00736-00011 2Bed/1Bath SF Home 768 sq ft \*Total Sq Footage for all 3 lots is approximately 20,124 Property Overview: Zoning: General Commercial (GC) Location: Corner Lot with Highway Frontage Existing Structures: Commercial Building + Two Homes Three Properties Sold as is and as One Package Features: High Visibility: Capture the attention of passing traffic with prime highway exposure, ensuring maximum visibility for your business. Strategic Location: Situated on a corner lot, this property enjoys accessibility from multiple directions, enhancing convenience for customers and clients. Versatility: With General Commercial zoning, the possibilities are vast. Income Potential: Two existing homes on the property provide an immediate income stream or options for residential or mixed-use development. Unique Offering: The combination of commercial space and residential units sets this property apart, offering a diverse range of income streams. Expansion Opportunities: Ample space for expansion or redevelopment, allowing you to tailor the property to suit your business vision. Local Amenities: Close proximity to local amenities and a thriving community ensures a built-in customer base. Growing Area: Located in a high-traffic area, this property is part of a growing community with increasing economic activity. Market Demand: The demand for commercial spaces with highway visibility is on the rise, making this an opportune time to invest. Strategic Growth: Leverage the strategic location and visibility to grow your business or attract tenants in a bustling commercial environment. Diverse Income Streams: Whether you're seeking rental income, operating your own business, or planning for future development, this property caters to various investment strategies. Don't miss out on this rare opportunity! For inquiries and to schedule a viewing, Seize the potential of this prime commercial property and turn your business dreams into reality. Disclaimer: All information provided is deemed reliable but not guaranteed. Buyer to verify zoning regulations and potential uses.

**PROPERTY DETAILS**

Heating Baseboard Electric Forced Air Oil	Cooling Ceiling Fan(s) Window Units	HotWater Electric	Water Public
---	---	----------------------	-----------------

# Berger Realty

• Since 1928 •



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



✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)

Radiator

Sewer  
Public Sewer



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

