Berger Realty

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Berger Realty, Inc.
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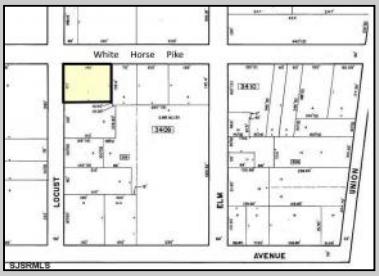
REALTOR



4501 White Horse Pike
Hammonton, NJ 08037

Asking $295,000.00

COMMENTS

Discover Limitless Potential at 4501 S. White Horse Pike, Mullica Township, NJ, 08037. Positioned on the bustling corridor of Route 30, with an impressive daily traffic count of 25,000 +/- vehicles, stands a prime commercial opportunity awaiting your vision. This corner lot at the intersection of White Horse Pike and Locust Street boasts a prominent 160 feet of frontage, providing unparalleled exposure for any business. The property, situated in the flexible EVC zone (Elwood Village Commercial), includes a main building of approximately 1,100 square feet, enhanced by two charming exterior display sheds and an iconic lighthouse landmark, all of which are included in the sale. With a spacious asphalt-paved parking area featuring 10 slots, including designated handicapped parking, accessibility is maximized for both staff and clientele. Currently home to the Country Cottage—a delightful country-antique themed gift shop—this property holds the promise of versatility. Its commercial potential is vast, suitable for enterprises ranging from a trendy gift shop, a chic beauty salon, a professional office space, to specialized services such as medical practices or even a quaint roadside market. Investing in this property means more than just acquiring real estate; it\'s about embracing the opportunity to craft a niche in Mullica Township's vibrant commercial landscape. Whether you aim to continue the legacy of the current business or introduce a fresh venture, the foundations are set for success. Note: The existing business and assets are not included in the property sale but can be negotiated separately if desired. Act Now—Schedule Your Viewing Today. Seize the opportunity to position your business in a locale where every day promises high visibility and high traffic. Don't let this opportunity slip through your fingers. Your business deserves a prime location. Make your business thrive. Experience firsthand the potential of 4501 S. White Horse Pike.

Ask for Karen A. Becker
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PROPERTY DETAILS

InteriorFeatures	Basement
Smoke/Fire Alarm	Slab
Storage	Heating
Water	Sewer
Well	Septic