



**5926 Main
Mays Landing, NJ 08330**

Asking \$499,000.00



COMMENTS

Thriving Florist Business & Prime Real Estate for Sale in Mays Landing. An incredible opportunity awaits with the sale of County Seat Florist, a cash-flow-generating business and historic commercial property located in the heart of Mays Landing, NJ. This turnkey business has been a pillar of the community for decades, serving a loyal customer base while benefiting from a high-traffic location at the intersection of Route 50 and Main Street. At this sales price, you are not only acquiring a well-established, profitable business, but also a historic mixed-use building, Zoned GC (General Commercial) that provides multiple streams of income—making this an ideal investment for entrepreneurs and investors alike!

BUSINESS & PROPERTY HIGHLIGHTS:

- * Established, profitable florist business with steady cash flow and strong local reputation
- * All business assets included – business accounts, floral equipment, and a 2012 Ford Cargo Van for deliveries
- * 10' x 10' GEM floral refrigerator with display case and ample storage space for inventory
- * Highly visible location with significant foot and vendor traffic, boosting customer engagement
- * Well-maintained building (constructed in 1836) with a blend of modern updates and historic charm
- * Three heating units & air handlers with new compressors for year-round efficiency
- * Recent capital improvements:
 - * New roof (5 years ago)
 - * Rubber roof section redone approximately 8 years ago
 - * New above-ground oil tank installed in the past 2 years

ADDITIONAL INCOME OPPORTUNITIES:

- * 2-Bedroom Apartment on the Second Floor – This charming residential unit features:
 - * A chair lift for accessibility
 - * Cherry hardwood floors, a stand-up shower, gas stove, and ample storage
 - * Option to be owner-occupied or rented out for additional income
- * Separate Rear Rental Unit – A former dentist's office, now used as a long-term rental storage space, featuring:
 - * Two front rooms and two back rooms
 - * A sink and toilet
 - * Heat included in the lease, providing passive rental income
- * Ample Storage & Functional Workspace – The second floor of the florist features:
 - * Four large storage rooms (one housing the compressor)
 - * A lift system to easily move inventory between floors

PRIME LOCATION & HISTORIC CHARM: Situated directly across from War Memorial Park, County Seat Florist is positioned in one of Mays Landing's most charming and high-visibility locations. The quaint historic appeal of this 1836 building is enhanced by its corner lot exposure, attracting both local residents and visitors.

A TURNKEY OPPORTUNITY WITH FLEXIBILITY: The current owner is open to a short-term leaseback arrangement, allowing for a smooth transition for the new owner. Whether you want to continue operating this successful florist business or explore other commercial possibilities, this property offers exceptional value.

WHY INVEST IN COUNTY SEAT FLORIST?

- * A rare combination of business & real estate ownership
- * Multiple revenue streams: Retail sales, apartment rental, commercial rental space
- * Steady year-round customer base & strong local presence
- * Turnkey operation with all equipment and assets included
- * Located in a growing community with high visibility & traffic

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PROPERTY DETAILS

| | | | |
|-------------|-------------------|----------------|---------------------|
| Exterior | OutsideFeatures | ParkingGarage | InteriorFeatures |
| Brick | See Remarks | 6 to 10 Spaces | Display Windows |
| Vinyl | | Off Street | Other (See Remarks) |
| | | | Restroom |
| | | | Storage |
| Basement | Heating | Cooling | HotWater |
| Crawl Space | Oil | Ceiling Fan(s) | Gas |
| Partial | See Remarks | Wall Units | Oil |
| Unfinished | Tank Above Ground | Window Units | |
| Water | Sewer | | |
| Public | Public Sewer | | |



Ask for David P. Hadtke,
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: dph@bergerrealty.com

