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 Don't miss out on this rare chance to own a

profitable business AND a historic income-producing property! Contact us today for more details or to schedule a private showing.

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 Zachary French
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: zcf@bergerrealty.com