



**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

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

PROPERTY DETAILS

| | | | |
|-------------------------------------|---|--|--|
| OutsideFeatures Sidewalks | ParkingGarage None | OtherRooms Living Room Storage Attic | Basement Inside Entrance Partial Unfinished |
| Heating Oil Tank Above Ground | Cooling Ceiling Fan(s) Wall Units Window Units | Water Public | Sewer Public Sewer |



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