



**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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#### PROPERTY DETAILS

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



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