

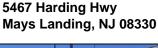


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com





Asking \$400,000.00











COMMENTS

Welcome to Mays Landing, NJ! Charming Dutch Colonial on Prime Highway Location – Endless Possibilities! Come tour this classic brick Dutch Colonial, perfectly positioned on over one acre of land along high-visibility US Highway Route 40 at the gateway to Mays Landing, NJ. Steeped in character and history, this stately property served as a successful real estate office for over 30 years, offering both charm and functionality in a prime commercial location. The expansive lot provides ample room for parking, a picturesque setting for professional offices, retail, or potential live/work opportunities (subject to zoning). With its timeless curb appeal, generous frontage, and unbeatable location, this property is an exceptional opportunity for investors, business owners, or those looking to restore a piece of local history. Whether you're expanding your business presence or envisioning a fresh start, this well-known landmark is ready for its next chapter.

PROPERTY DETAILS

TROI ERIT DETAILS			
Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Brick	Security Light/System	6 to 10 Spaces	220 Volt Electricity
	Sign	Off Street	Restroom
		Other (See Remarks)	Security System
		Paved	Smoke/Fire Alarm

Basement



Heating Cooling
Gas-Natural Central
Multi-Zoned Multi-Zoned
Ask for Ludwik Samselski

SeBerger Realty Inc Public 30 Bay Avenue, Ocean City Call: 609-391-1330

Email to: ls@bergerrealty.com



HotWater

Gas