



5926 Main  
Mays Landing, NJ 08330

Asking \$449,000.00



#### COMMENTS

Exceptional opportunity to purchase a well-maintained, mixed-use commercial building in the heart of downtown Mays Landing—plus take ownership of a profitable, long-established florist business. Located on a highly visible corner at Main Street and Route 40/50, this  $\pm 4,288$  SF property offers multiple income streams and is ideal for investors, owner-operators, or anyone seeking a live/work setup in a high-traffic area. The two-story building features a charming retail storefront with approximately 60 feet of frontage, currently home to County Seat Florist—a staple in the community for over 25 years. The rear portion of the first floor is leased to a long-term tenant, providing rental income. Upstairs is a spacious 2-bedroom apartment with a separate exterior entrance, cherry hardwood floors, a chair lift, and an updated bath with a stand-up shower. Additional second-floor storage areas offer flexibility for expansion or inventory needs, complete with a lift system and attic fan. The sale includes the turnkey florist business, all inventory, refrigeration (walk-in cooler and two display fridges), equipment, and established customer accounts. The owner notes that during major holidays like Christmas, Valentine's Day, and Mother's Day, sales volume requires extra rental space, demonstrating the business's strong demand and loyal clientele. Recent upgrades include a newer metal peak roof ( $\pm 3$ –5 years old), upgraded flat rubber roofing, three updated heating/AC units with new compressors, a two-year-old above-ground oil tank, and a new hot water heater. The building offers 15 off-street parking spaces, plus ample street and public parking. Zoned General Commercial, (GC zoning is often designed to accommodate a wide variety of commercial activities that serve both local and regional needs), the property allows for various uses, including retail, office, or mixed-use development. Located across from War Memorial Park and within walking distance of county offices, courts, and downtown businesses, this location offers excellent visibility and access. The current owner is open to a short-term leaseback and willing to assist with training during peak seasons. The rear tenant is open to remaining, offering continued income potential. Contact the listing agent for financials, rent roll, or to schedule a private showing.

#### PROPERTY DETAILS

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

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