

# Berger Realty

Since 1920



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



4501 White Horse Pike  
Mullica Township, NJ 08037

Asking \$229,000.00



## COMMENTS

Discover Limitless Potential at 4501 S. White Horse Pike, Mullica Township, NJ, 08037. Positioned on the bustling corridor of Route 30, with an impressive daily traffic count, a prime commercial opportunity awaiting your vision. This corner lot at the intersection of White Horse Pike and Locust Street boasts a prominent 160 feet of frontage, providing unparalleled exposure for any business. The property, situated in the flexible EVC zone (Elwood Village Commercial), includes a main building of approximately 1,000 square feet, enhanced by two charming exterior display sheds and an iconic lighthouse landmark, all of which are included in the sale. With a spacious asphalt-paved parking area featuring 11+ slots, including designated handicapped parking, accessibility is maximized for both staff and clientele. Currently home to the Country Cottage—a delightful country-antique themed gift shop—this property holds the promise of versatility. Its commercial potential is vast, suitable for enterprises ranging from a trendy gift shop, a chic beauty salon, a professional office space, to specialized services such as medical practices or even a quaint roadside market. Investing in this property means more than just acquiring real estate; it's about embracing the opportunity to craft a niche in Mullica Township's vibrant commercial landscape. Whether you aim to continue the legacy of the current business or introduce a fresh venture, the foundations are set for success. Note: The existing business and assets are not included in the property sale but can be negotiated separately if desired. Seize the opportunity to position your business in a locale where every day promises high visibility and high traffic. EVC zoning in associated docs

## PROPERTY DETAILS

Outside Features  
Restrooms  
Sign  
Parking Garage  
11 or More Spaces  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: smc@bergerrealty.com  
Heating: Gas-Natural  
Cooling  
Sewer  
Septic

Interior Features  
Smoke/Fire Alarm  
Toilet

