



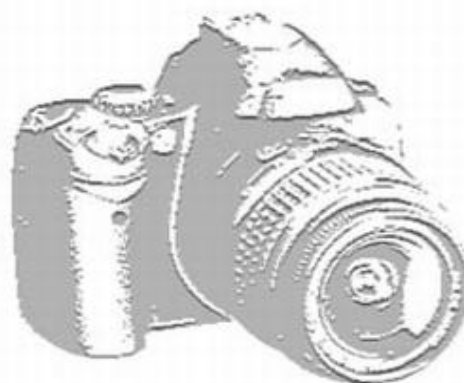
Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



5739 Main Street  
Mays Landing, NJ 08330

Asking \$249,500.00

PHOTO NOT AVAILABLE



#### COMMENTS

CHECK IT OUT! Rare find. Commercial Mixed Use Building Lot-- With scenic water views of the river! Downstairs approved for a 2400 square foot commercial business use. Upstairs is approved for two -(2) 1200 square foot apartments for 2400 square foot total upstairs. Priced on the Total building size approved already is 4800 square feet. Just need your finalized details of your plan and building permits. Fully approved with local approvals and Pinelands approvals and All Ready to go!--ready to permit! All utilities at site. drainage regulations. Sale at this sales price comes with it up to 4 sewer hookup units for this property--2 for downstairs commercial if 2 commercial store fronts wanted, and 2 for the 2 upstairs apartments. These sewer hookups are worth \$3486.00 a piece that is a total (\$13,944.00) value and given by seller in the sale. Concept Drawing is available!

#### PROPERTY DETAILS



Ask for Domenic Ballerini  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [dvb@bergerrealty.com](mailto:dvb@bergerrealty.com)

