

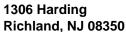


Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



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Asking \$305,000.00







COMMENTS



A rare mixed-use opportunity in the heart of Richland Village — perfect for entrepreneurs, investors, or owner-operators. Live Above and Run Business Below. Located at 1306 Harding Hwy in Richland (Buena Vista Twp), this versatile property offers 1,700 sq ft of built space on a generous lot over a half acre. The first floor is ideal for a storefront, professional office, or boutique, while upstairs you'll find a comfortable 2-bedroom apartment with a full kitchen, living area, laundry nook, and full bath. Each unit has separate utilities, and there\s off-street parking for clients or tenants. With excellent highway visibility and proximity to local services, it's perfectly suited for owner-operators or investors looking to generate dual income.



Water Sewer

Basement

Unfinished

Septic

ParkingGarage

None

Well

Heating Cooling Gas-Natural Central



Ask for Carole Lelli Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: cll@bergerrealty.com

