

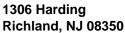


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Asking \$295,000.00





## COMMENTS A rare mixed-use opportunity in the heart of Richlan





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.

ParkingGarage Basement Heating Cooling None Unfinished Gas-Natural Central

Water Sewer Well Septic



Ask for Dave Zelinski Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330

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