

# Berger Realty

Since 1928



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



1306 Harding  
Richland, NJ 08350

Asking \$295,000.00



## 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.

## PROPERTY DETAILS

|               |            |             |         |
|---------------|------------|-------------|---------|
| ParkingGarage | Basement   | Heating     | Cooling |
| None          | Unfinished | Gas-Natural | Central |
| Water         | Sewer      |             |         |
| Well          | Septic     |             |         |



Ask for Frank Shoemaker  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: fcs@bergerrealty.com

