

Berger Realty

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**1306 Harding
Richland, NJ 08350**

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.

PROPERTY DETAILS

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



Ask for Kevin Laskowski
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