

# Berger Realty

Since 1928



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

info@bergerrealty.com



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 Lori McCloskey  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: lam@bergerrealty.com

