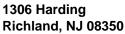




Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300







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 Michael Wallitsch Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330

Email to: mow@bergerrealty.com

