



# Multi-Use Location For Sale

1600 N Delsea Dr., Vineland, NJ

Sale Price: \$250,000

Building Size: 2,900 sq. ft.

Lot Size: 1.08 Acres

Zoning: Commercial

Taxes (2017): \$8,760

#### Key Facts:

- Standalone Building
- Multiple Uses within the B-1/B-3 Zones
- Perfect for Retail, Office or General Business
- Highly Visible Location at the Corner of a Lighted Intersection on Delsea Dr (Route 47)
- Traffic Counts over 12,500 cars per day
- Large Paved Parking
- Close accessibility to Route 55
- Within the Urban Enterprise Zone (UEZ)



Look no further for a great location for Retail, Office or General Business Use from this highly visible location which contains a 2,900 SF building on 1.08 acres. Prospective owners can utilize the open design and layout to create their own workspace specific to your operation. Located in the City of Vineland B-3 Zone allows for a broad range of business applications including but not limited to Auto Sales, Professional/Medical Office, Public Purpose Uses, Food related along with a multitude of uses contained in the B-1 Zoning regulations. This property contains a large parking lot and is strategically located on Delsea Drive (Rt. 47) at the corner of a lighted intersection with traffic counts of over 12,500 cars per day. Access to Route 55 places you within minutes of a growing demographic market within Cumberland, Salem and Gloucester County. Situated in the City of Vineland the Economic Development Office can offer assistance to supplement your growing business needs in conjunction with the Urban Enterprise Zone program.

## Eagle Commercial Real Estate

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