

Sale Price: \$479,000 Lease Price: \$3,000 monthly NNN

Building Size: 2,400 (+/-) sq. ft.

Lot Size: 3.32 acres

Zoning: Commercial B-3

Taxes (2016): \$4,508

Key Facts:

- Prime location in thriving Vineland Business District
- 150ft of Road frontage on Delsea Dr.
- Free Standing 2,400 SF Building
- Located in the UEZ Zone & Zoned RB-3 allowing for various uses
- High Visibility and Traffic Counts
- Ample Parking
- Close accessibility to Rt 55

## Eagle Commercial Real Estate

26 S. Maple Avenue Suite 103 Marlton,NJ, 08053

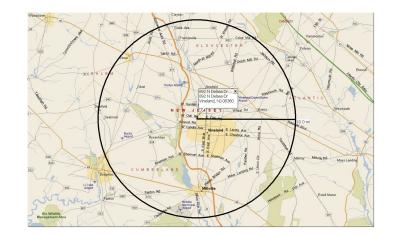
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## Retail For Sale or Lease

892 N Delsea Dr Vineland, NJ



This unique commercial property is strategically located in the heart of the thriving Vineland business district on N. Delsea Drive (Rt 47) just minutes from Rt 55. This location offers high visibility while generating tremendous exposure due to high traffic counts. Providing excellent access to the neighboring commerce area, which can be the perfect location for retail, food establishment or vehicle sales. This site is comprised of a 2,400sf Office/Showroom/ Warehouse building and is situated on 3.33 acre (+-) with 150 feet of frontage on busy Rt.47. The site currently is improved with an existing building that can utilized for varied commercial uses being located in the City of Vineland B – 3 UEZ Zone. The site contains access to city water, city sewer, electricity, natural gas and telephone service.



All information has been obtained from sources we believe to be reliable; however we make no guarantees about its accuracy. We include all projections, assumptions and estimates for example only and they may not represent future performance. Property availability is subject to changes in price, terms, prior sale or lease without notice. Prospective buyers should consult their tax and legal advisors to conduct their own investigation of the property and transactions. Only a fully executed contract detailing all agreed upon terms shall be binding upon parties to transactions.