



# Retail For Sale or Lease

892 N Delsea Dr Vineland, NJ

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 (2017): \$4,672

#### 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



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 be 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.

## Eagle Commercial Real Estate

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

Anthony Pustizzi, Broker  
Phone: 856-985-8565  
Fax: 856-985-8563  
tpustizzi@eaglecommercialre.com

