

Sale Price: \$250,000

Lot Size: 3.41 Acres of vacant land

Zoning: B-3 Commercial Business R-4 Residential

Taxes (2017): \$1,089

Key Facts:

- Prime Vacant Land in Vineland Business District
- 200 Feet of Road Frontage on Delsea Dr
- Current approval valid through 2019 for a 10,525 SF Church Building with site plan allowing for 84 parking spaces
- Zoning Offers Multiple Possibilities
- High Visibility and Robust Traffic Counts
- Immediate access to Route 55 (1.5 Miles)
- Close proximity to Routes 40, 322 & AC Expressway for easy commuting throughout South Jersey, Delaware & Philadelphia markets

Commercial Development Lot

1957 N Delsea Dr Vineland, NJ



Unique Commercial Development Opportunity - Vacant 3.4 Acre commercial parcel is available for purchase offering 200+ Feet of road frontage on heavily traveled N Delsea Dr (RT 47) in the heart of Cumberland County. The current owners have an approval valid through 2019 for a 10,525 SF Church Building with a site plan allowing for 84 parking spaces. This parcel contains Zoning for two distinct uses. The front portion consists of 1.8 Acres City of Vineland Business District (B3 Zoning) allowing for multiple uses with the remaining 1.6 Acres is in the Residential R-4 zone. Situated between Garden & Wheat Roads this prime location offers immediate access to Route 55 ($1 \frac{1}{2}$ mi). The location offers high visibility, robust traffic counts and is within a few miles of Routes 40, 322 and the AC Expressway for easy commuting to the surrounding South Jersey, Delaware and Philadelphia markets.

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



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.