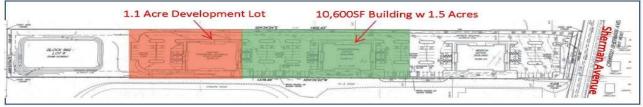


Commercial Development Land For Sale 994 W Sherman Ave, Vineland, NJ





Sale Price: \$250,000

Acreage: 1.1+- Acres

Real Estate Taxes (2018): \$4,373

Key Facts:

- Previously approved for a 10,000 SF Professional or Medical Office Building
- Professional Office Complex
- City Water & Sewer
- Shared Stormwater Retention Basin
- High Exposure and Traffic Counts
- Just one half mile to the Inspira Regional Hospital and the Cumberland County College and Technology Education Center
- Within close proximity to Route 55 & Rt 47/Delsea Dr for easy commuting throughout Southern New Jersey

Great opportunity to expand this well-established office complex. This parcel was previously approved for a 10,000 square foot Professional or Medical Office Building. Perfect location for medical building to capture the proximity to the Inspira Regional Hospital located just ½ of a mile from the property as well as the Cumberland County College and Technology Education Center. Access to this location is just ¾ of a mile to Route 55 and ¼ of a mile to Route 47/Delsea Drive. This offering can be combined with an adjacent 1.5 acre lot which includes a 10,000 SF Building making this an excellent investment opportunity.

Eagle Commercial Real Estate 26 S. Maple Avenue Suite 103 Marlton, NJ, 08053

Dan Kuhar Office: 856-985-8565 Cell: 609-685-6538 Fax: 856-985-8563 dkuhar@eaglecommercialre.com www.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