

Sale Price: \$269,500

Building Size: 6,000 SF

Acreage: .32 acres

Real Estate Taxes (2019): \$8,818

Key Facts:

- Standalone Building
- Open floorplan allows for customization
- Frontage on Landis Ave
- Within thriving Commercial Business District
- Located in the Urban Enterprise Zone (UEZ)
- Located in the Opportunity Zone offering Federal Tax Incentives
- Security System
- Ample Onsite Parking & Street Parking
- Exceptional Exposure w/High Traffic Counts
- Within 2.5 miles access to Rt 55

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Office/Retail Building for Sale

219 W Landis Ave, Vineland, NJ



Attention End Users/Investors- Looking for an upgraded single-story building located in the heart of the revitalized Vineland Downtown Improvement District. Be part of the revitalized business community in this thriving commercial business district offering an open layout for Professional Office or Store Front Retail capabilities. This wellmaintained property is in excellent condition, situated on two lots totaling .32 acres offering onsite parking along with ample street parking. The 6,000 SF building, which was formerly a dance studio/recording studio, can be modified to meet your business needs since the current design will afford seamless conversion to an Office or Retail environment. Located within walking distance of various businesses on the main corridor in downtown Vineland, the facility is strategically located within 2.5 miles of Rt 55 for easy commuting to surrounding South Jersey and Philadelphia communities.



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