



# Office/Retail Building for Sale

219 W Landis Ave, Vineland, NJ

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



**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 well-maintained 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.

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