



Development Opportunity

105 - 137 S Delsea Dr Vineland, NJ
Cumberland County

Price: \$1,500,000

Key Facts:

Four Contiguous Lots Totaling 1.45 Acres:

- 105 S Delsea Dr - .77 Acres
- 137 S Delsea Dr - .17 Acres
- 24 Coney Ave - .34 Acres
- 28 Coney Ave - .17 Acres

Building Sizes:

- 2,400 SF Building with 900 SF garage
- 4,800 SF Building with 1,500 SF 2nd floor Apartment
- 1,000 SF Residence
- Prime location for Redevelopment
- 200 Ft of frontage on Delsea Dr & Coney Ave
- Next to thriving business district on Landis Ave
- Within 1½ Miles of Rt 55 for easy commuting

Real Estate Taxes (2013): \$16,689

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Development opportunity which offers four contiguous parcels totaling 1.45 acres are being presented as a single purchase in a prime location on Delsea Dr in Vineland, Cumberland County. This site offers 200 ft of frontage on Delsea Dr and Coney Ave as well as being next to the thriving business district on Landis Ave. The lots contain a 2,400 SF building with a 900 sf garage, a 4,800 SF building with 1,500 sf 2nd floor apartment, a 1,000 SF residence all of which are leased along with a vacant paved lot. The opportunity exists to utilize them as is or build onto their current footprint or as a redevelopment site. Close proximity to Rt 55 (1½ miles), which allows easy access to Rt 42, Rt 322 and Rt 295 corridor for easy commuting within the southern New Jersey and Philadelphia communities.