



FOR SALE | CAMDEN COUNTY, NJ

High-Visibility Route 73 Opportunity

314 S Route 73
Berlin, NJ

ASKING PRICE
\$495,000

BUILDING SIZE
±1,860
Square Feet

LOT SIZE
0.33
Acres

ZONING
C-3
Highway Commercial

PROPERTY OVERVIEW

Positioned along the highly traveled Route 73 commercial corridor in Berlin, NJ, this distinctive property offers an opportunity for business owners, investors, and residential buyers seeking a highly visible location with flexibility and long-term potential.

Situated on approximately 0.33 acres with 150 feet of Route 73 frontage, the property features a two-story, Victorian-style building containing approximately 1,860 square feet of above-grade living space. Its traditional architectural character offers the potential to create a recognizable professional office, business location, or distinctive private residence.

Currently configured as a four-bedroom, two-bathroom residence, the property is situated within Berlin Borough's C-3 Highway Commercial zoning district, offering possibilities for professional offices, medical and wellness services, and other commercial uses, subject to applicable approvals. The property has also been historically marketed for medical and professional office use.

Buyers may explore retaining the property's residential character, adapting the existing structure for business use, or evaluating future site improvements consistent with municipal requirements.

With significant Route 73 frontage, strong regional connectivity, and the versatility of an existing structure, this property presents an opportunity to establish a business presence, secure a residence, or invest in a strategically located South Jersey property.

AT A GLANCE

HIGH-VISIBILITY EXPOSURE

Located on Route 73 with approximately 30,000–50,000 vehicles per day.

FLEXIBLE POSITIONING

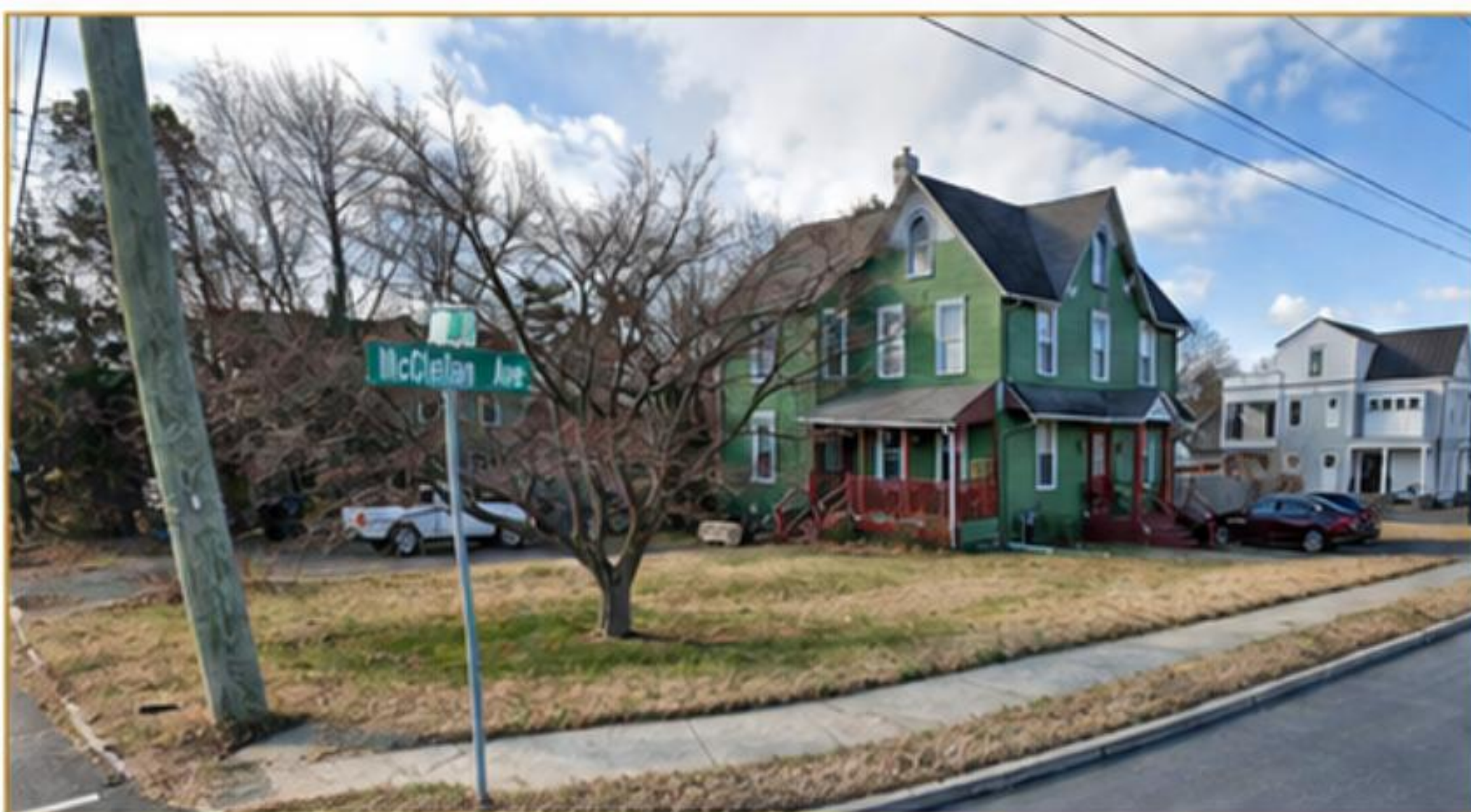
Commercial / residential opportunity for owner-users, investors, or buyers seeking adaptive reuse potential.

C-3 ZONING ADVANTAGE

Berlin Borough C-3 Highway Commercial zoning supports office, medical, wellness, and other business possibilities, subject to approvals.

CHARACTER & PRESENCE

Existing two-story Victorian-style structure offers a recognizable identity for office or residential use.



EXTERIOR VIEW — ROUTE 73 FRONTAGE

LOCATION ADVANTAGE

-  Direct frontage along Route 73 in Berlin Borough.
-  Convenient access to Route 30 and surrounding communities.
-  Regional connections to the Atlantic City Expressway, I-295, and New Jersey Turnpike.
-  Approximately 30,000–50,000 vehicles per day.
-  Population approximately 370,000 within a 15-minute drive.

PROPERTY SPECIFICATIONS

ADDRESS	314 S Route 73
MUNICIPALITY	Berlin
COUNTY	Camden
PROPERTY TYPE	Commercial / Residential
BUILDING	±1,860 SF
LOT SIZE	0.33 Acres (14,248 SF)
ROAD FRONTAGE	±150 Feet on Route 73
ZONING	C-3 Highway Commercial
CONFIGURATION	4 Bedrooms / 2 Bathrooms
BUILDING STYLE	Two-Story Victorian-Style
BASEMENT	Full Basement
UTILITIES	Electric • Gas • Water • Sewer
RE TAXES	\$10,933 / Year (2025)
TAX ID	Block 1209, Lot 17

IDEAL USER

Business Owners, Professionals, Investors & Residential Buyers Seeking Location and Flexibility

- ✓ Medical, wellness, and professional service providers
- ✓ Attorneys, accountants, financial professionals, and consultants
- ✓ Insurance agencies and real estate professionals
- ✓ Boutique businesses and appointment-based service providers
- ✓ Small business owners seeking a recognizable headquarters
- ✓ Investors evaluating commercial repositioning
- ✓ Residential buyers seeking a distinctive home along a major corridor

INVESTMENT HIGHLIGHTS

01

VISIBILITY & FRONTAGE

High-visibility location with approximately 150 feet of Route 73 frontage.

02

FLEXIBLE POSITIONING

Commercial / residential opportunity with existing structure suitable for adaptive reuse.

03

ZONING ADVANTAGE

C-3 Highway Commercial zoning supports office, medical, wellness, and other potential uses, subject to approvals.

04

EXISTING CHARACTER

Distinctive two-story Victorian-style building with four-bedroom, two-bathroom configuration.

05

OWNER-USER / INVESTOR

Opportunity to own rather than lease a prominent South Jersey business or mixed-use location.

06

FUTURE UPSIDE

Potential for continued residential occupancy, business conversion, or future site improvements subject to municipal requirements.

LISTING BROKER

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Broker

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