



FOR SALE | VINELAND, NJ

Prime Commercial Investment Opportunity

1268 N Delsea Drive
Vineland, New Jersey**Income Today.
Development Potential
Tomorrow.****PRICE UPON REQUEST****SITE AREA****±10.09**

ACRES

FRONTAGE**±333**

FEET

BUILDINGS**2**

EXISTING

ZONING**B-3 Commercial**

R-3 Residential

PROPERTY OVERVIEW

Positioned on Vineland's established Delsea Drive commercial corridor, this ±10.09-acre property combines current rental income with substantial long-term investment and redevelopment potential.

Two existing buildings—a house/office and an automotive repair facility with adjoining warehouse—offer flexible occupancy. Approximately 333 feet of road frontage and nearby Route 55 support regional access.

B-3 Commercial and R-3 Residential zoning areas may present opportunities for reuse, expansion or redevelopment, subject to verification, zoning review, required variances and municipal approvals.

INVESTMENT HIGHLIGHTS**INCOME PRODUCING**

Existing rental income

TWO IMPROVEMENTS

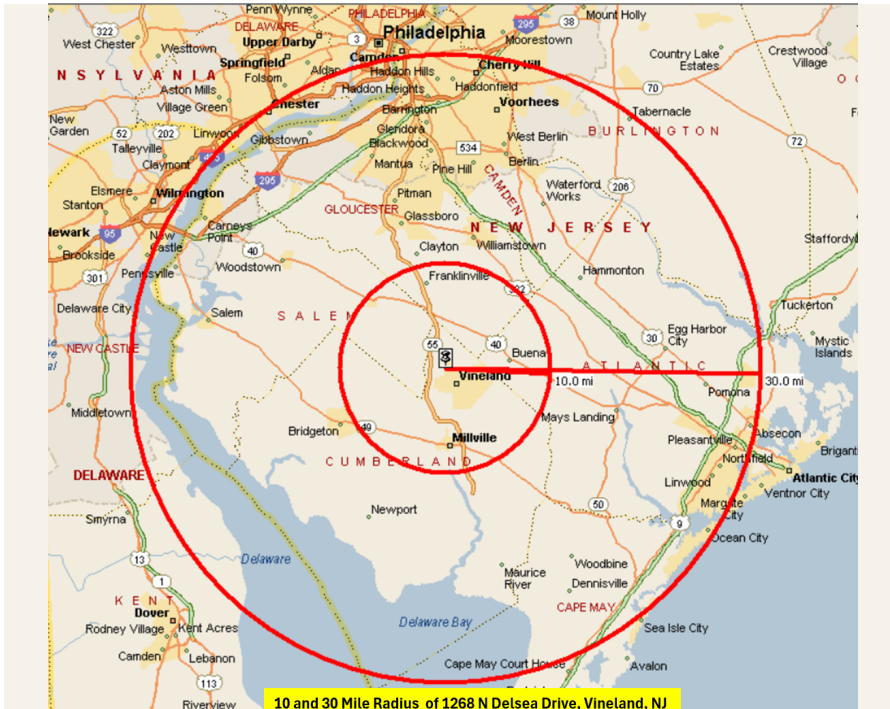
Office/house and auto facility

LONG-TERM FLEXIBILITY

Investment, use and redevelopment

1268 N DELSEA DRIVE | VINELAND, NEW JERSEY

Property Details & Investment Overview



10 and 30 Mile Radius of 1268 N Delsea Drive, Vineland, NJ

REGIONAL LOCATION | 10 & 30 MILE RADII

PROPERTY SPECIFICATIONS

ADDRESS

1268 N Delsea Drive

LOCATION

Vineland, Cumberland Co.

SITE

±10.09 Acres / 439,560 SF

FRONTAGE

±333 Feet

BUILDINGS

House/Office + Auto Facility

TAX ID

Block 1502, Lot 29

ZONING

B-3 Commercial / R-3 Residential

2025 TAXES

\$20,029

WATER / SEWER

Public / On-site septic

NATURAL GAS

Service to auto facility

Radius map supplied for regional illustration; distances shown are approximate. Confirm zoning and permitted uses with the City.

INCOME NOWActive rental income
from existing assets**LOCATION & ACCESS**Delsea Drive corridor
Route 55 connectivity**FUTURE FLEXIBILITY**Commercial and residential
district considerations

CONFIDENTIAL INFORMATION | NDA REQUIRED

Additional property information, including leases, income and other confidential materials, is available exclusively to qualified prospective buyers following execution of a non-disclosure agreement.

All inquiries and requests for information must be directed to Eagle Commercial Real Estate.**Please do not encroach upon tenants or employees.****ANTHONY PUSTIZZI | BROKER**856.985.8565 • tpustizzi@eaglecommercialre.com**SCAN FOR
PROPERTY
DETAILS**