



# Retail Building For Sale

517 SE Boulevard - Vineland, NJ

Sale Price: \$125,000

Building Size: 5,371 (+/-) sq. ft.

Lot Size: .51 (+/-) acre

Zoning: B-2

Taxes (2016): \$7,339

#### Key Facts:

- Large open work area w/ private office
- Central location with corner lot exposure
- Strategic location near Route 55
- Former HVAC store and warehouse ideal for a business looking for additional space
- Second Building with open floor plan



Outstanding commercial location containing two free standing single story masonry buildings with a combined total of 5,371 SF conveniently located on a corner property. The main building contains 3,765 SF and is ideal for a business looking for office and/or retail space with room to expand on this .51 acres site. This building zoned B- 2, contains a private office area, as well as a large open work area which allows for easy conversion to multiple uses such as a grocery store, auto sales/repair or equipment rental. A separate entrance to the rear area (1,342 sf) can be utilized as extra storage. Additional amenities include a partial basement, security system, public utilities and off/on street parking. The second 1,600 SF masonry building, fitted with an overhead door, is also zoned for multiple uses and is presently utilized as bonus storage or can be rented out for supplemental income. The location generates exposure and provides easy access because of its centralized location within the Vineland, Millville and Bridgeton corridor. Conveniently located just minutes from the entrance to Route 55 and within a 30 mile radius is the Southern Jersey Shore/Delaware Memorial & Walt Whitman Bridges. All showings must be setup through the listing agency on an appointment only basis.

## Eagle Commercial Real Estate

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