



# Commercial Development Lot

1957 N Delsea Dr Vineland, NJ

Sale Price: \$250,000

Lot Size: 3.41 Acres of vacant land

Zoning: B-3 Commercial Business  
R-4 Residential

Taxes (2017): \$1,089

### Key Facts:

- Prime Vacant Land in Vineland Business District
- 200 Feet of Road Frontage on Delsea Dr
- Current approval valid through 2019 for a 10,525 SF Church Building with site plan allowing for 84 parking spaces
- Zoning Offers Multiple Possibilities
- High Visibility and Robust Traffic Counts
- Immediate access to Route 55 (1.5 Miles)
- Close proximity to Routes 40, 322 & AC Expressway for easy commuting throughout South Jersey, Delaware & Philadelphia markets



Unique Commercial Development Opportunity - Vacant 3.4 Acre commercial parcel is available for purchase offering 200+ Feet of road frontage on heavily traveled N Delsea Dr (RT 47) in the heart of Cumberland County. The current owners have an approval valid through 2019 for a 10,525 SF Church Building with a site plan allowing for 84 parking spaces. This parcel contains Zoning for two distinct uses. The front portion consists of 1.8 Acres City of Vineland Business District (B3 Zoning) allowing for multiple uses with the remaining 1.6 Acres is in the Residential R-4 zone. Situated between Garden & Wheat Roads this prime location offers immediate access to Route 55 (1 ½ mi). The location offers high visibility, robust traffic counts and is within a few miles of Routes 40, 322 and the AC Expressway for easy commuting to the surrounding South Jersey, Delaware and Philadelphia markets.

## Eagle Commercial Real Estate

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