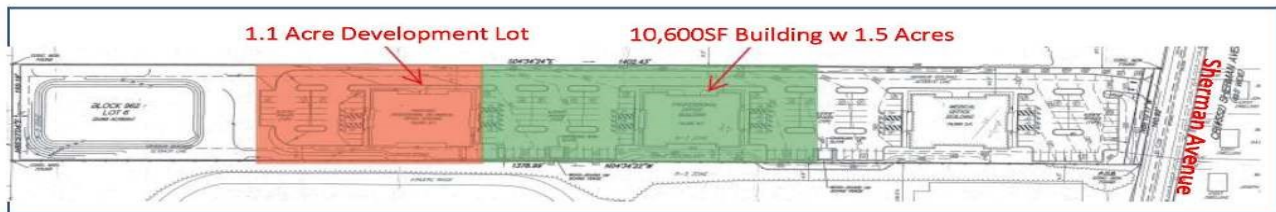
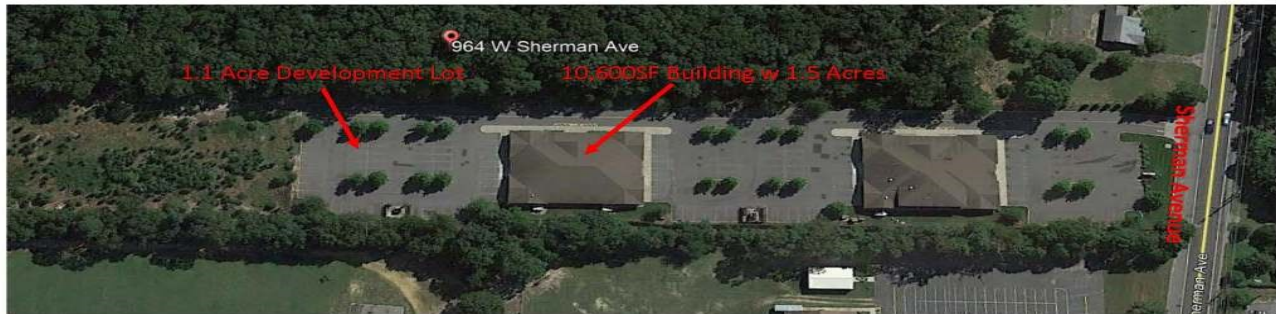




Commercial Development

Land For Sale

994 W Sherman Ave, Vineland, NJ



Sale Price: \$250,000

Acreage: 1.1+- Acres

Real Estate Taxes (2019): \$4,480

Key Facts:

- Previously approved for a 10,000 SF Professional or Medical Office Building
- Professional Office Complex
- City Water & Sewer
- Shared Stormwater Retention Basin
- High Exposure and Traffic Counts
- Just one half mile to the Inspira Regional Hospital and the Cumberland County College and Technology Education Center
- Within close proximity to Route 55 & Rt 47/Delsea Dr for easy commuting throughout Southern New Jersey

Great opportunity to expand this well-established office complex. This parcel was previously approved for a 10,000 square foot Professional or Medical Office Building. Perfect location for medical building to capture the proximity to the Inspira Regional Hospital located just $\frac{1}{2}$ of a mile from the property as well as the Cumberland County College and Technology Education Center. Access to this location is just $\frac{3}{4}$ of a mile to Route 55 and $\frac{1}{4}$ of a mile to Route 47/Delsea Drive. This offering can be combined with an adjacent 1.5 acre lot which includes a 10,000 SF Building making this an excellent investment opportunity.

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