



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

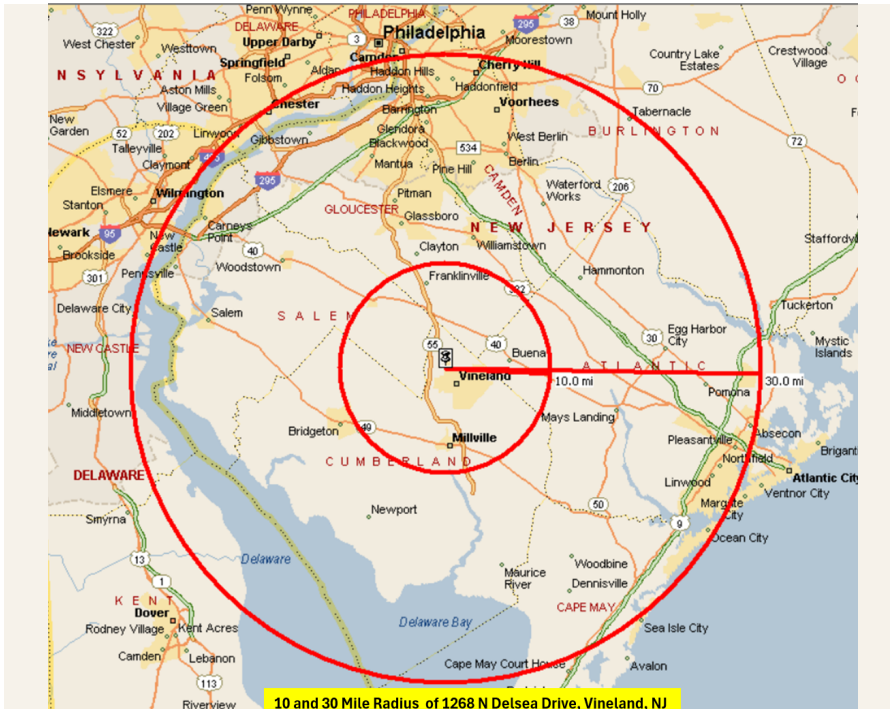
Office/house and auto facility

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**

All information is deemed reliable but not guaranteed. Buyers should independently verify property details, leases, zoning boundaries, permitted uses and development feasibility. Any proposed change of use, expansion or redevelopment is subject to applicable City of Vineland approvals.