



296 Wheat Rd  
Vineland, NJ 08360

Asking \$180,000.00



### COMMENTS

Amazing Opportunity to make this building and land your own personal vision come true. Currently residential, But was pre-existing commercial use. Can go back to commercial with a simple land use variance. The building has Approximately 2,000 ft on first floor with 13 ft ceiling and a full basement with 2,000 ft and 8 ft ceilings. The property is on 3.87 Acres. Excellent opportunity to put your business and add more building and parking or make the existing building your home and can build addition properties , parking , etc. Property sold 'AS IS' WITHOUT REPAIR, WARRANTY OR seller disclosure. There may or may not be issues, the property should be inspected. It may be in a flood area. Listing Broker & Seller assume no responsibility & make no guarantees, representations, warranties (express, implied or otherwise) as to the availability or accuracy of information contained in MLS Listing. Seller/Broker not responsible for any prior work done to property without permits. Seller shall close (1) existing open permit. Listing Broker & Seller also make No warranties or representations as to the availability or accuracy of the property information, photographs, or other information depicted or described herein. Room dimensions are assumed to be inaccurate. Buyer is responsible for CO, Smoke , water testing or any other Town requirements.

### PROPERTY DETAILS

Exterior	ParkingGarage	Heating	Water
See Remarks	None	Gas-Natural	Public



Ask for David P. Hadtke,  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: dph@bergerrealty.com

