



1 Valley Ave
Vineland, NJ 08360

Asking \$350,000.00



COMMENTS

Professional Office: Unique opportunity in the heart of downtown Vineland. This turn-key 2605 square foot professional office building offers a rare live-work setup, featuring dedicated office space in the front and a residential area in the rear. This is perfect for professionals seeking convenience and functionality. With required municipal approvals, you could run your business and live on-site. Property Highlights: New Roof completed in 2024, two HVAC Systems new within five years, freshly paved parking lot, Zoned R3 with residential and office potential. Main Level: Front Office Space -welcoming 30 X 25 foot reception and waiting area, Four exam rooms measuring 11 x 12 feet, 11 x 12 feet, 12 x 18 feet, and 12 x 14 feet; Hallway with laundry hookups, additional room with a sink that has the potential for a small kitchen and a half bath renovated in 2023. Rear Residential or Office Space: 12 x 12 foot exam or office room, 30 x 12 foot back reception or living area, full kitchen and full bathroom. Lower Level Finished Basement: Expansive 60 x 30 ft studio with wall-to-wall mirrors and Pergo flooring, 30 x 30 foot section with two massage rooms and a fully renovated bathroom. Endless Possibilities!!!! Operates as a professional office for medical, wellness, legal, or other businesses. Live and work in one location with required approvals. Convert into a spacious residence with potential for five bedrooms and two and a half bathrooms. This property is truly move-in ready and requires nothing but a new owner. Do not miss out on this prime downtown Vineland opportunity.

PROPERTY DETAILS

Basement
Finished
Full

Ask for Donna M. Drohan
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: dmd@bergerrealty.com

