

**MIXED-USE COMMERCIAL PROPERTY IN VINELAND - CUMBERLAND COUNTY, NJ**

**13 N East Blvd, Vineland, NJ 08360**

Welcome to an exceptional investment opportunity in Vineland! Presenting a versatile Mixed-Use Commercial property boasting four distinct units and an impressive total square footage exceeding 15,000. This property is a gem, offering two retail store fronts, a spacious warehouse at the rear equipped with a drive-in bay door (9'10" in height), an attached 2-car garage with overhead bay doors, as well as a sizable 5-bedroom apartment on the upper level, promising limitless potential for savvy investors.

**Documentation available upon request, via email:**

- \* Landis Ave Main Street District (LMS Zoning) details
- \* Center City Redevelopment Plan
- \* Phase 1 Environmental Study (1,005 pages)
- \* Full Profit and Loss Statement
- \* City Tax Card



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STREET | ANY CITY, STATE 00000

If you are already working with a real estate professional, please disregard this solicitation.



## Profit and Loss

Rent - apartment		24,000.00
Rent - store 1		15,600.00
<b>Potential Rent - Store 2</b>		<b>18,000.00</b>
<b>Potential Rent - Bakery</b>		<b>72,000.00</b>
Basement		
Real Estate Taxes	14,866.00	
Insurance	9,203.00	
Gas	8,000.00	
Water	1,400.00	
Maint & Repairs	1,000.00	
Bakery Electric	900.00	
Interactive Fire Security System	900.00	
Landis Fire Protection	600.00	
<b>Total Expenses</b>	<b>36,869.00</b>	<b>129,600.00</b>
<b>Profit</b>		<b>92,731.00</b>