

ALL FIELDS DETAIL



MLS # 604271
Class COMMERCIAL /INDUSTRIAL
Type Commercial
Area Egg Harbor City
Asking Price \$575,000
Address 228 Philadelphia
City Egg Harbor City
/Community
State NJ
Zip 08215
Status Active
Sale/Rent For Sale
IDX Include Y

Listing Type Exclusive Right to Sell



GENERAL

Allow Internet Display	Yes	Allow Address on Internet	Yes
Allow AVM	Yes	Allow Consumer Comment	Yes
Limited Service (Y/N)	No	County	Atlantic
FIPS Code	34001	Waterfront (Y/N)	No
Number of Acres	0.14	Number of Units	3
Appointment Phone Number	Showingtime	Listing Date	1/19/2026
Expiration Date	12/31/2026	MayBSub3rdPartyApp/ShortS	No
Approved Short Sale?	N/A	Bank Owned/Foreclosure	No
Owner	Kevin M Lawlor	Year Built	1900
Lot Dimensions	40x150	Property ID	07-00317-0000-00008
Lot #	8	Block #	317
# of Buildings	1	# of Stories	2
# of Baths	3	# of Loading Docks	0
Approx. Building SQFT	4,634	Zoned	R-C
Approx. Annual Income	\$73,200	Approx. Annual Expense	\$19,614
Water \$	170	Insurance \$	6750
Maintenance \$	2500	Directions	west on White Horse Pike make right onto Philadelphia Ave 228 on right side apox 2 blocks
Update Date	2/17/2026	Status Date	1/28/2026
HotSheet Date	1/28/2026	Price Date	1/28/2026
Input Date	1/28/2026 5:14 PM	Associated Document Count	0
Original Price	\$575,000	Agent Hit Count	63
Client Hit Count	2	Days On Market	29
Agent	GLADYS DELUCA - CELL: 609-317-3492	Agent License ID	1433112
Listing Office 1	eXp Realty - Montclair - Main: 866-201-6210	Office License ID	1008064
Auction Y/N	No	Solar Panel Y/N	No
Listing Visibility Type	MLS Listing	Geocode Quality	Exact Match
Picture Count	24	Input Date	1/28/2026 5:14 PM
Update Date	2/17/2026 9:08 AM	Floor Plans Count	0

FEATURES

LOCATION Business District	HEATING Electric Gas-Natural	STYLE Comm. w/Apartments	DOCUMENTS ON FILE Sellers Prop. Condition Lead Base Paint
WATER Public	AIR CONDITIONING Central Window Units	FINANCING Conventional	AGE 25+ Years
SEWER Public Sewer			

FINANCIAL

Total Assessment	\$156,500	Land Value	\$34,000
Improved Value	\$122,500	Taxes	\$8,714
Tax Year	2025		

REMARKS

Remarks Mixed-Use Investment Opportunity in Egg Harbor City with a 9.3% cap rate Welcome to 228 Philadelphia Avenue, a partially occupied, income-producing mixed-use property located in the heart of Egg Harbor City's business district close to shopping and restaurants. This well-maintained building features three total units, including one commercial space and two residential units, offering positive cash flow with additional upside. The commercial unit is occupied by an accountant's office, providing stable, professional tenancy and excellent street visibility. The 1-bedroom residential unit is currently occupied, while the spacious 4-bedroom unit is vacant with tenant applications submitted and pending approval, allowing for immediate income potential or flexibility for an owner-occupant. A detached garage adds additional value and convenience. The property is conveniently located close to restaurants, shopping, and public transportation, enhancing long-term tenant appeal and walk ability. This property also presents an excellent opportunity for an owner-occupant seeking strong cash flow. Please note that financing is limited to commercial financing or cash purchases only.

AGENT REMARKS

Agent Remarks require 24 to 48 hr scheduling via showing time leases and disclosures available upon request by email property survey also available

ADDITIONAL PICTURES



2nd floor apt 2



view of garages and driveway



kitch



kitch



dining



livingroom



bedroom corridor



bedroom 1



bedroom 4



Bedroom 3



Bedroom 2



Diningroom



unit 1 first floor



livingroom



bath



shower



bedroom



DISCLAIMER

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