

Camden County Airport

For Sale:
±36-Acre
Public Airport

Gateway to Pine Valley Golf Club

The sale of the Camden County Airport offers an exciting opportunity for an investor or user to own a private airport just one mile from one of the country's most exclusive golf clubs



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The Opportunity

Introducing the **Camden County Airport**, a prime aviation property located in the heart of New Jersey's bustling commercial and residential community. With its exceptional amenities and varied revenue streams, this airport property presents an excellent investment opportunity for aviation enthusiasts and investors alike.



Property Description

This exceptional airport property boasts a 3100'x45' paved runway oriented 5-23, complemented by a 3100' paved taxiway parallel to the runway.

A 75' rotating beacon tower, PLASI, REILS, and pilot-controlled lighting enable day and night operations, while GPS approaches on runway 23 and 5, along with a VOR approach, allow for aircraft approaches during inclement weather.

The airport encompasses 35 acres of real estate, including an office building, maintenance hangar, and nine aircraft T-hangars, and is serviced by an 8000-gallon Jet-A tank catering to turbine aircraft. Notably, there are NO underground tanks on the property, ensuring added safety and peace of mind.

A 6' chain-link fence surrounds the entire property, with customer access provided via a hydraulic gate controlled by a keypad for 24/7 airport access. Additionally, a large paved ramp and auto parking lot are located next to the office building, accommodating transient aircraft and customer parking for up to 35 cars, respectively. The airport also offers 15 grass aircraft tie-downs and five offices of varying sizes for rent.

Business

Business income streams include aircraft parking fees, hangar rental, fuel sales, aircraft maintenance, parts sales, storage fees for RVs, boats, autos, and other vehicles.

Attractions

The unique value of this property is unparalleled in the market. Being the only airport in Camden County, there is no possibility of constructing another airport in the county, making this a highly desirable and exclusive asset. Additionally, the world-renowned Pine Valley golf course is located just one mile away from the airport, resulting in consistent aircraft traffic. Moreover, Trump National Golf Club is also in close proximity only 3 miles away. With Atlantic City 40 miles to the east and Philadelphia only 15 miles to the west, the property offers unparalleled access to major cities. Notably, the high-speed train to Philadelphia is only minutes away, providing quick and easy access to a thriving metropolitan area.



The Opportunity

continued

Improvements

The Camden County Airport has benefited significantly from the New Jersey Department of Aeronautics' unwavering commitment to supporting aviation infrastructure improvements. With over \$1 million invested in the airport to date, all approved projects receive 90% state funding and require only 10% airport funding. Being the sole airport in Camden County, the airport is virtually guaranteed state aid for future improvements, highlighting the value and potential of this exceptional property. This unprecedented level of support underscores the airport's importance to the state and its ongoing commitment to ensuring that the airport remains a vital part of New Jersey's aviation network. With such an attractive funding model in place, this airport property presents an unparalleled investment opportunity for those seeking a secure and stable return on investment.

Additional Assets

In addition to the exceptional real estate and buildings, this aviation property sale also includes an array of valuable assets to support operations. The purchase includes a pilot supplies inventory, as well as specialized tools and maintenance equipment, ensuring that all necessary resources are on hand to efficiently and effectively manage the airport. A 2017 John Deere tractor equipped with a backhoe, grass mower, and front-end loader is also included in the sale, providing a powerful and versatile tool to help maintain the airport grounds to the highest possible standards. With this comprehensive suite of assets included in the purchase, the buyer can be confident in their ability to manage the property with ease and excellence, ensuring long-term success and profitability.

Conclusion

In conclusion, the sale of the Camden County Airport represents a rare and remarkable opportunity to acquire an exceptional aviation property and business that is fully operational and ready to generate revenue from day one. With a 65-year history of successful family ownership, this airport has a reputation for excellence and profitability that is unmatched in the region. As the only airport in the county, the potential for future growth and expansion is enormous, making this a truly unique and valuable investment opportunity. With no outstanding debts and a proven track record of profitability, this is not just a business, but a lifestyle opportunity that should not be overlooked. Don't miss out on the chance to become the proud owner of this outstanding property and take advantage of all the benefits that come with owning an operating airport.



Abbreviated Details

Camden County Airport is a privately owned, public use airport in Camden County, New Jersey. It is located one nautical mile southwest of the central business district of Berlin, New Jersey. The airport was established in March, 1929.

Address	817 Watsonstown Road Berlin, NJ 08009
Land Area	+/- 36 acres
Parcels	36 00101-0000-00007 (35 acres) 36 00101-0000-00012-05 (1.35 acres)
Use	Public airport
Location	Winslow Township, Camden County
Structures	One (1) 3,240 SF building
Taxes	\$12,740 (2021)
Runway	Dimensions: 3094 x 45 ft. / 943 x 14 m Surface: asphalt (in good condition) Edge lights: medium intensity
Operational Statistics	Aircraft based on the field: 26 Single engine airplanes: 25 Ultralights: 1 Aircraft operations: average 103/week 64% general local aviation 36% transient general aviation
Income & Expenses	Available upon request

Airport Services



Airport management



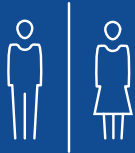
Aviation fuel



Aircraft Parking
(ramp or tiedown)



Hangar/aircraft
leasing, sales, &
brokerage



Passenger terminal
and lounge

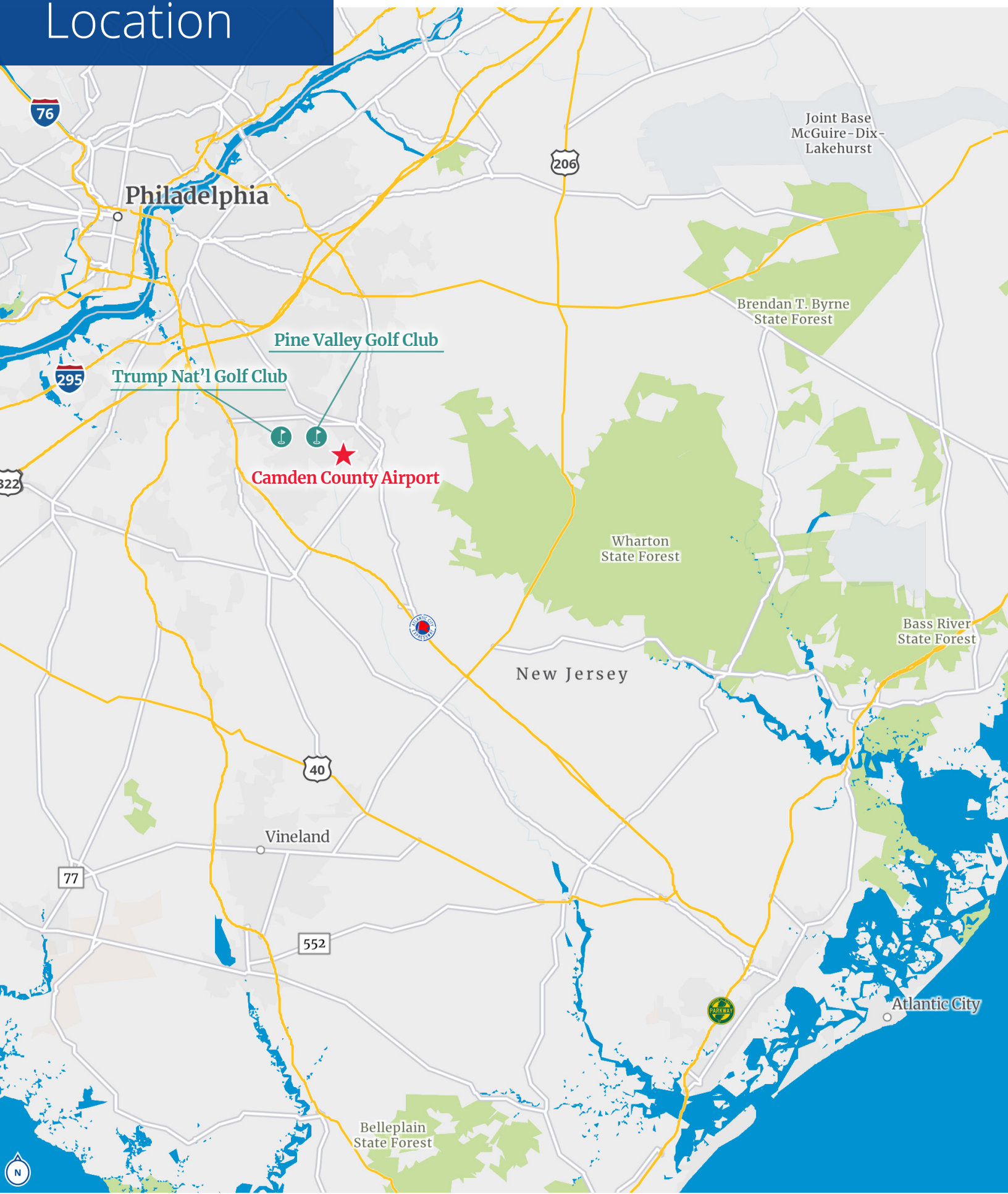


Aircraft maintenance/
modifications



Aircraft parts &
aviation accessories

Location





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