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Commercial Real Estate

FORMER GRAMMAR SCHOOL

(Approximately 21,336 SF on 2.07 Acres)

526 SOUTH CHICAGO AVENUE

Egg Harbor City

Atlantic County, New Jersey



List Price \$495,000

January 2026

Page 1

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Property Name	Former Saint Nicholas Regional Grammar School
Property Type	Institutional
Address	526 South Chicago Avenue
City	Egg Harbor City
State	New Jersey
Zip Code	08215
County	Atlantic
Core Based Statistical Area (CBSA)	Atlantic City, NJ
Market	Philadelphia
Submarket	Southern New Jersey
Latitude	39.532155
Longitude	-74.637333
Number Of Parcels	2
Identification	The subject is a Special Purpose (School/University) property totaling 21,336 SF NRA located on a 2.07-acre site at 526 Chicago Avenue in Egg Harbor City, Atlantic County, New Jersey. The assessor's parcel numbers are: 07-00440-0000-00001, 07-00440-0000-00006.
Census Tract Number	104.01
Land Area Acres Square Feet	
	Usable 2.07 +/- Acres or 89,999 SF
	Unusable 0.00 0
	Excess 0.00 0
	Surplus 0.00 0
Total	2.07 +/- Acres or 89,999 SF
Topography	Generally Level at street grade
Shape	Rectangular
Access	Average
Exposure	Average
Current Zoning	R-9
Flood Zone	Zone X (Unshaded)
Seismic Zone	Medium Risk
Net Rentable Area (NRA)	21336 SF
Gross Building Area SF (GBA)	21,336 SF
Floor Plate SF	7,140 SF
Total Number Of Stories	3
Year Built	1928
Quality	Average
Condition	Fair/Average
Building Class	C
Type Of Construction	Steel and masonry
Land To Building Ratio	5.9 : 1
Site Coverage Ratio	7.9%

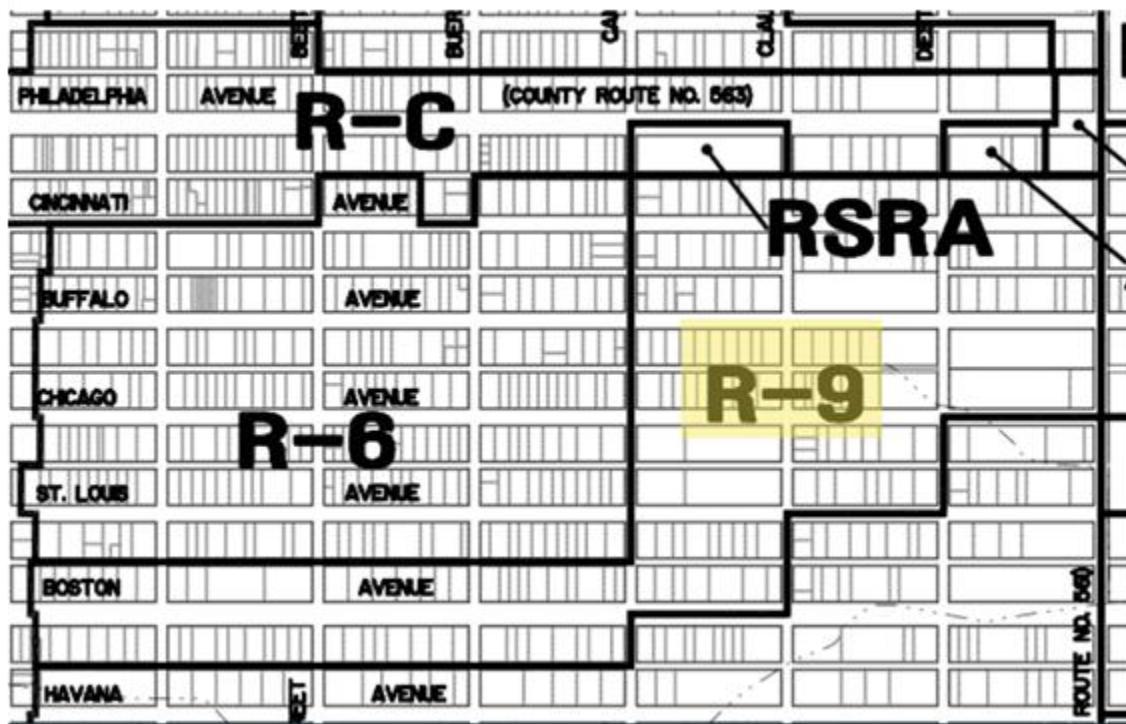
DESCRIPTION

The information presented below is a basic description of the existing improvements using sources deemed dependable for this analysis. It is assumed that there are no hidden defects, and that all structural components are functional and operational, unless otherwise noted.

Property Type	Special Purpose - School/University
Design	Single-Tenant Owner-Occupied - 1 Tenant Space
Number of Buildings	1
Number of Stories	3
Net Rentable Area (NRA)	21,336 SF
Gross Building Area (GBA)	21,336 SF
Floor Plate	7,140 SF
Building Class	C
Parking	14 (Surface) 0.9/1,000 SF NRA
Year Built	1928
Quality	Average
Basic Construction	Steel and masonry
Foundation	Poured concrete slab
Framing	Structural steel with masonry and concrete encasement
Exterior Walls	Brick
Roof	Flat
Insulation	Assumed to be standard and to code for both walls and ceilings
Heating	Oil fired baseboard heat. Gas fired in the basement. Oil tank is in ground and contains approximately 1000 gallons.
Air Conditioning	The principals and nurse's offices were air conditioned as well as the computer and science labs. The remained of the building was not air conditioned
Lighting	Fluorescent
Interior Walls	Drywall in classrooms. Ceramic tile in restrooms.
Electrical	Assumed adequate and to-code.
Ceilings	Acoustical ceiling tile and ornate plaster in classrooms. Ornate plaster in hallways and stair wells. Acoustical tile in restrooms.
Windows	Glass in aluminum frame.
Doors	Wooden doors
Flooring	Flooring is a mixt of vinyl tile, carpet and hardwood flooring
Plumbing	Standard plumbing
Fire Protection	Smoke Alarms
Elevators	None
Parking	The subject property has an asphalt paved parking lot that is in fair condition.

Municipality Governing Zoning	City of Egg Harbor City Planning & Zoning Department
Current Zoning	Residential (9,000-square-foot minimum lot) (R-9)
Permitted Uses	Single-family detached residences, schools, places of worship, parks and playgrounds, government buildings.
Accessory Uses	Private garages, private tennis courts, private pool, customary home occupations, professional office for 1 professional, residential agriculture
Conditional Uses Allowed by Zoning Ordinance	Medical complexes, nursing home or convalescent center
Current Use	School & Playground
Minimum Site Area (SF)	9,000 SF
Minimum Yard Setbacks	Front (Feet) 20 Rear (Feet) 50 Side (Feet) 10
Maximum Site Coverage	30%
Maximum Building Height	Lesser of 2.5 stories or 35 ft

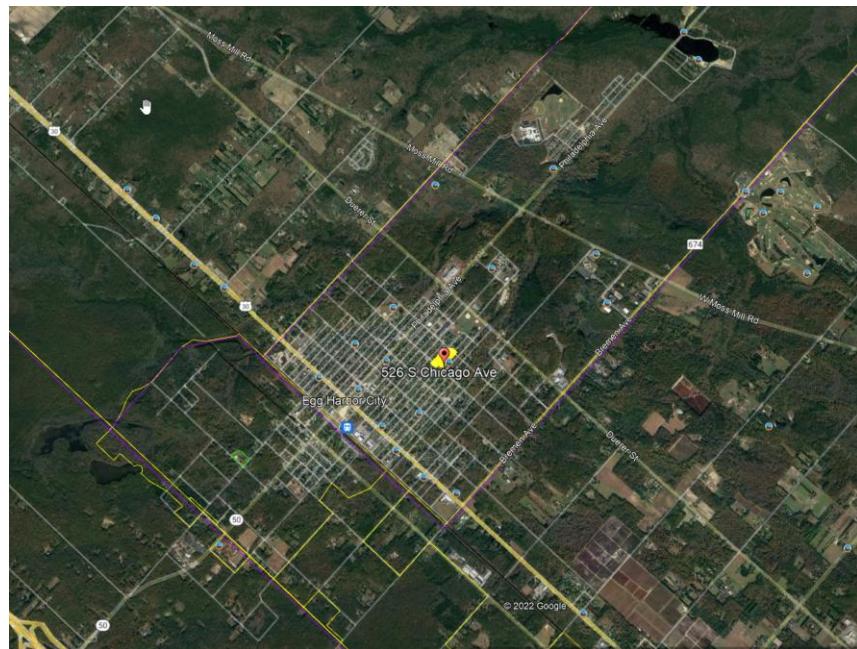
ZONING MAP



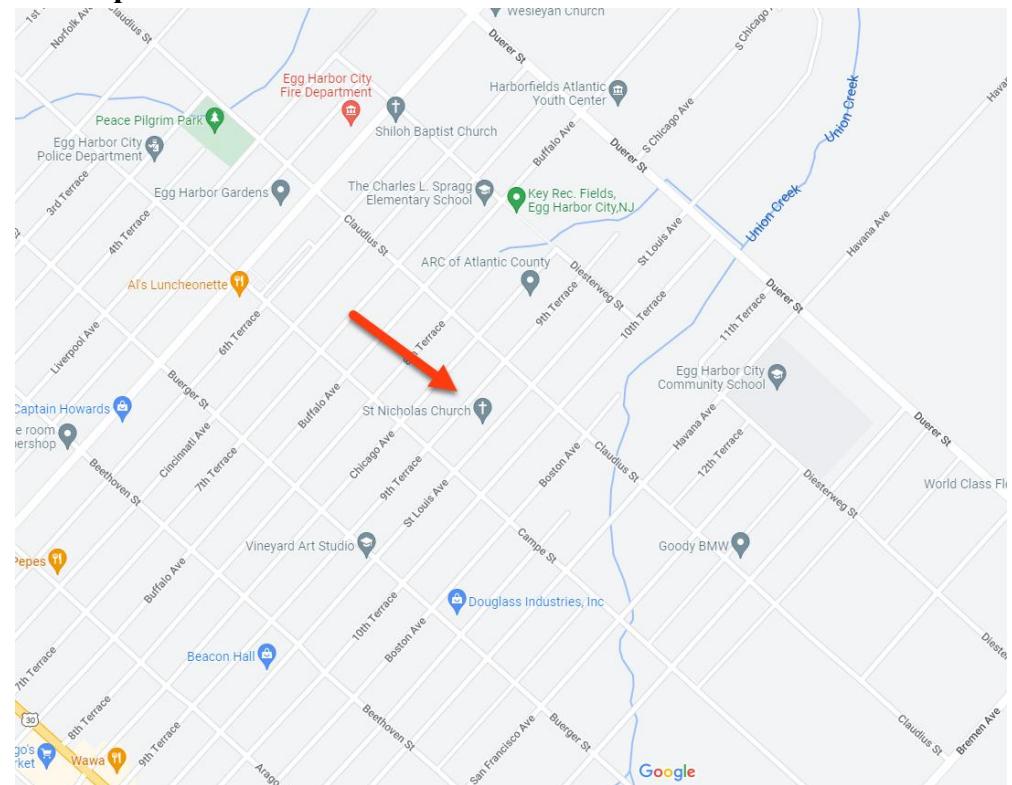
PLAT MAP



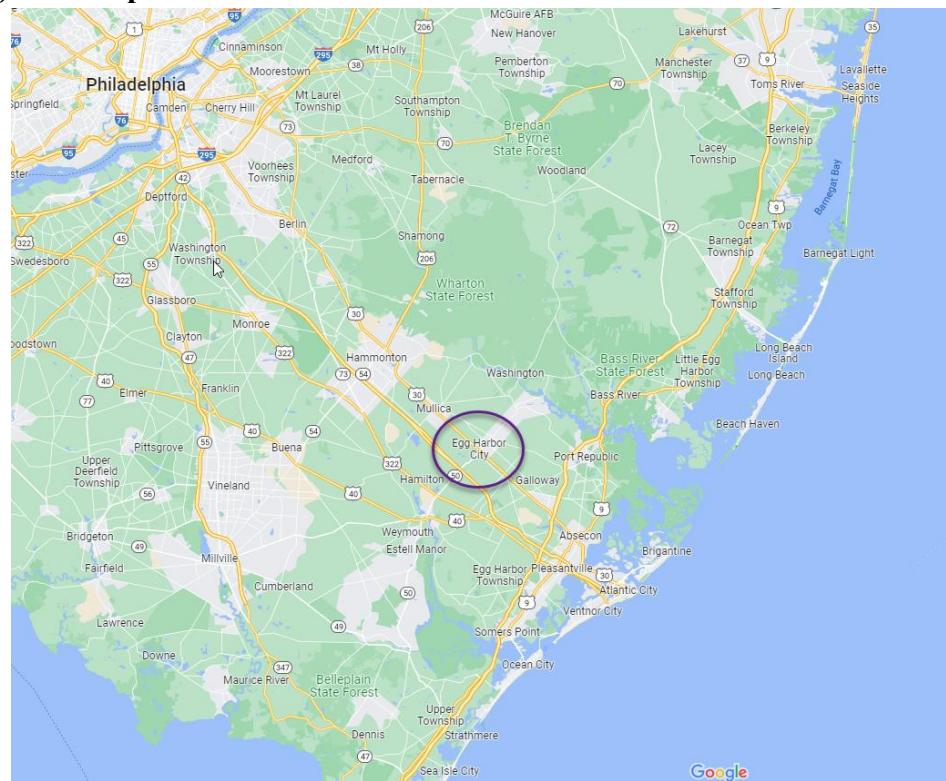
Aerial View



Local Map



Regional Map



SUBJECT PHOTOGRAPHS



SUBJECT - MAIN ENTRANCE



SUBJECT - FACING 9TH TERRACE



VIEW FROM SOUTHEAST CORNER



VIEW FROM NORTHEAST CORNER



BASEMENT INTERIOR



STEEL BEAMS IN BASEMENT



KITCHEN



HEATER



CLASSROOM INTERIOR - HARDWOOD



CLASSROOM INTERIOR - CARPETED



STAIRWELL



STORAGE



HALLWAY - ORNATE CEILING



RESTROOM



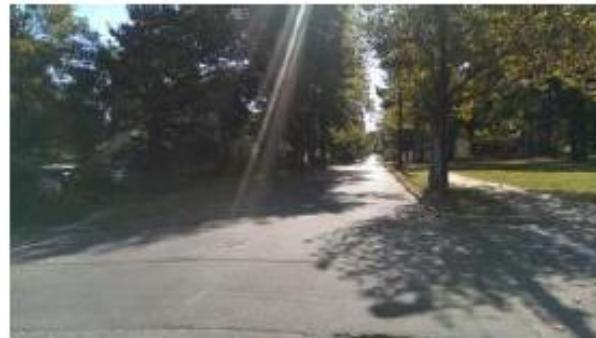
RESTROOM



POSSIBLE WATER DAMAGE



NORTHWEST ON CLAUDIUS ST



SOUTHEAST ON CLAUDIUS ST



NORTHWEST ON CAMPE ST



SOUTHEAST ON CAMPE ST



NORTHEAST ON 9TH TERRACE



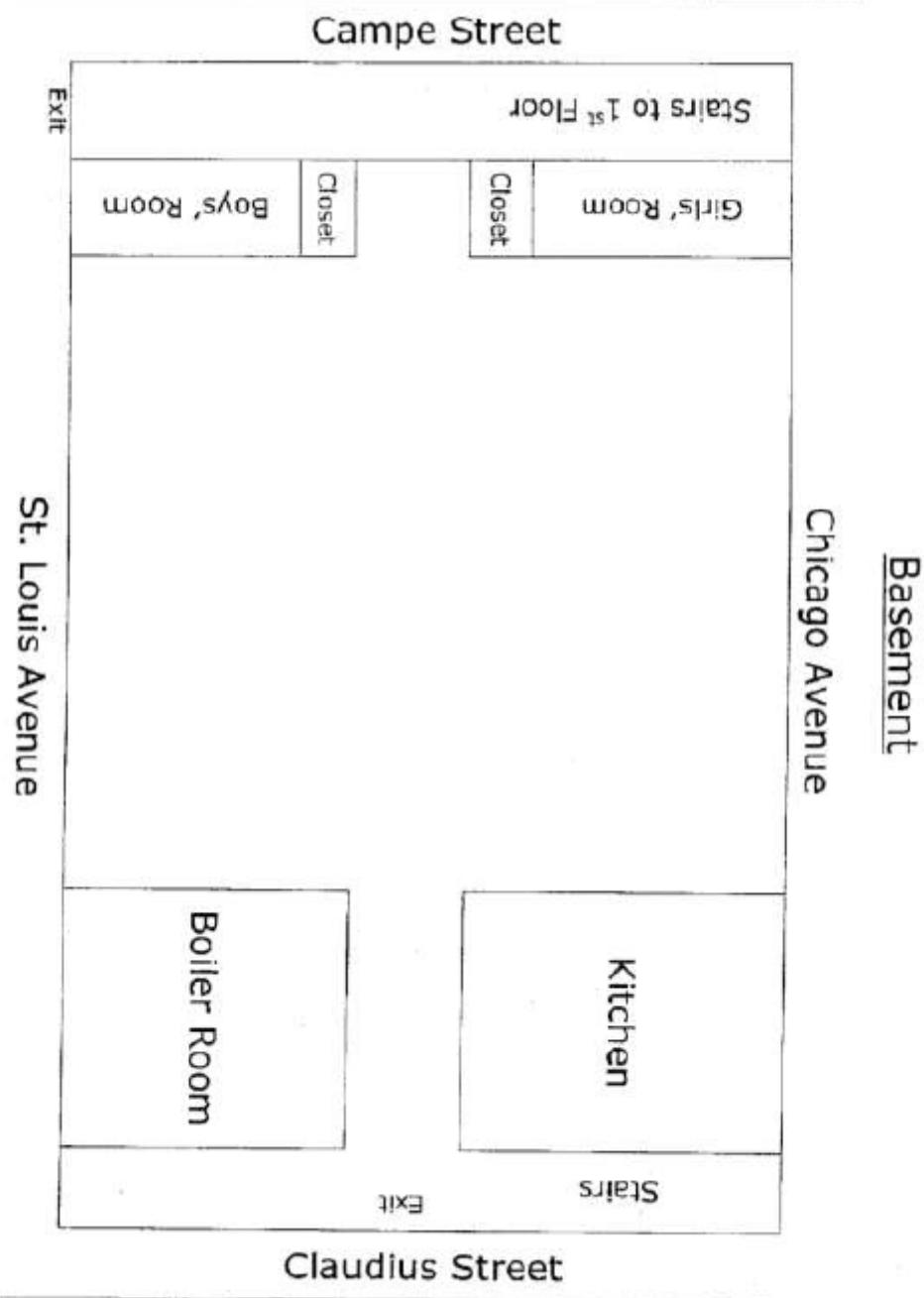
SOUTHWEST ON 9TH TERRACE



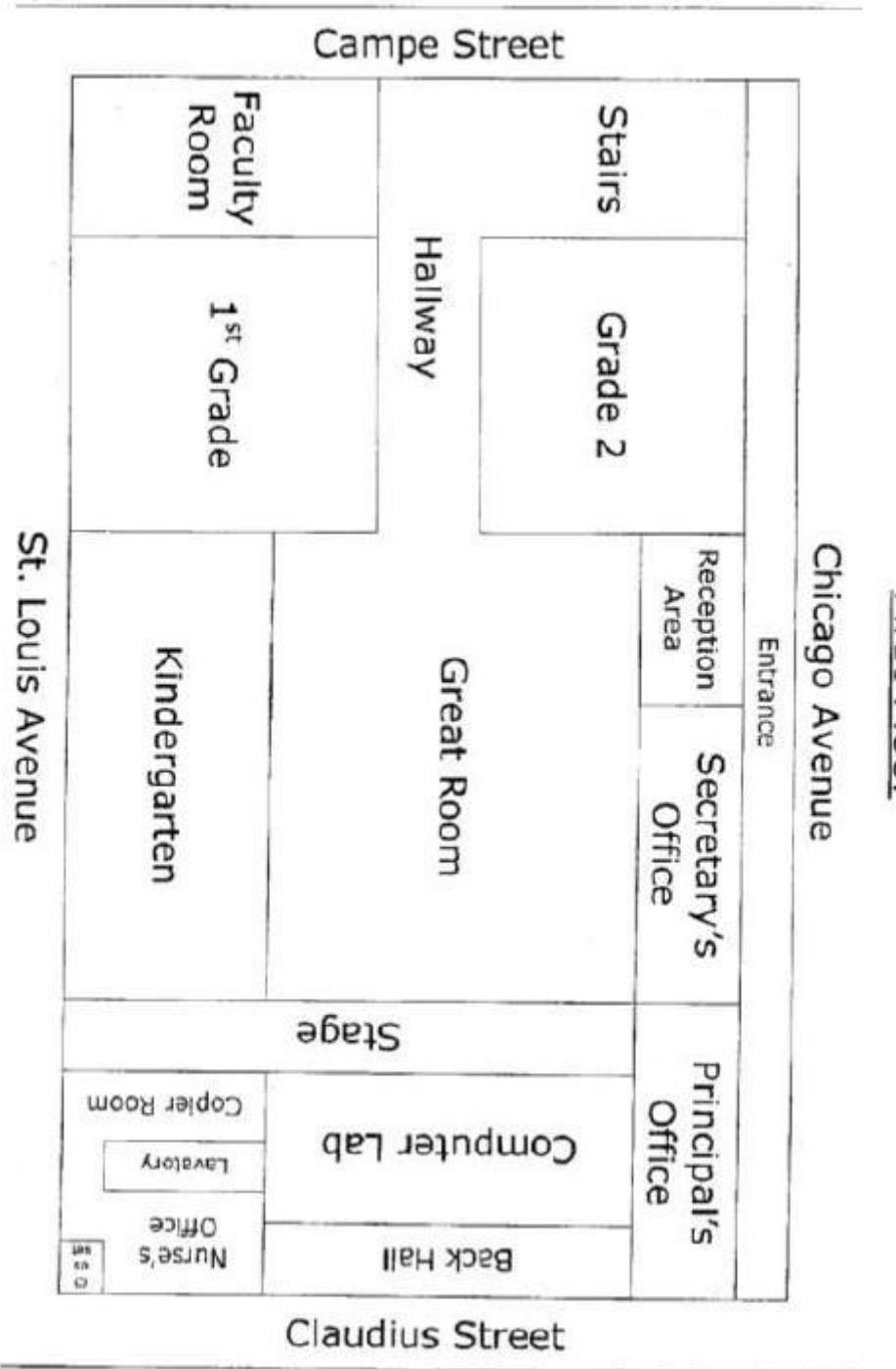
NORTHEAST ON S CHICAGO AVE

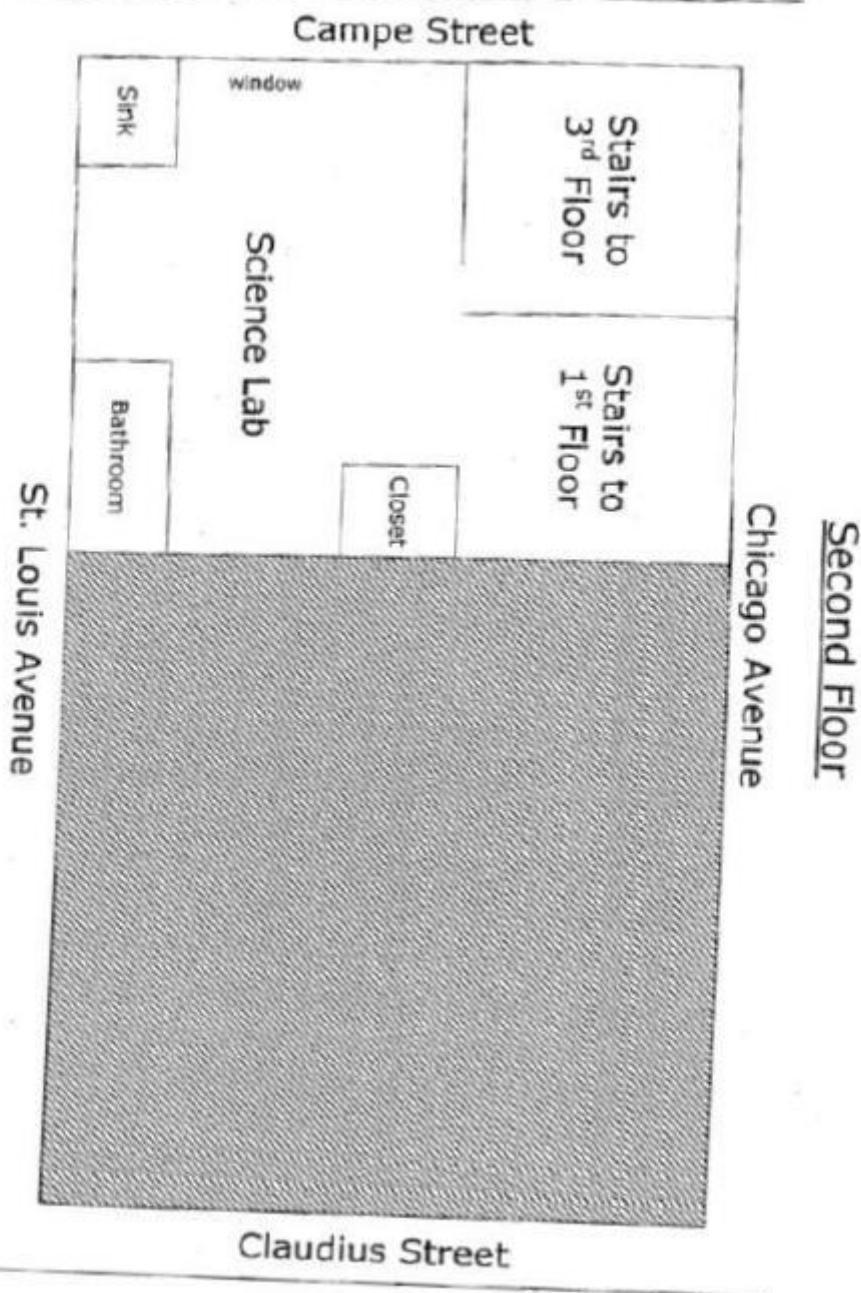


SOUTHWEST ON S CHICAGO AVE



First Floor





Third Floor

