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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

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

<b>Property Type</b>	Special Purpose - School/University
<b>Design</b>	Single-Tenant Owner-Occupied - 1 Tenant Space
<b>Number of Buildings</b>	1
<b>Number of Stories</b>	3
<b>Net Rentable Area (NRA)</b>	21,336 SF
<b>Gross Building Area (GBA)</b>	21,336 SF
<b>Floor Plate</b>	7,140 SF
<b>Building Class</b>	C
<b>Parking</b>	14 (Surface) 0.9/1,000 SF NRA
<b>Year Built</b>	1928
<b>Quality</b>	Average
<b>Basic Construction</b>	Steel and masonry
<b>Foundation</b>	Poured concrete slab
<b>Framing</b>	Structural steel with masonry and concrete encasement
<b>Exterior Walls</b>	Brick
<b>Roof</b>	Flat
<b>Insulation</b>	Assumed to be standard and to code for both walls and ceilings
<b>Heating</b>	Oil fired baseboard heat. Gas fired in the basement. Oil tank is in ground and contains approximately 1000 gallons.
<b>Air Conditioning</b>	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
<b>Lighting</b>	Fluorescent
<b>Interior Walls</b>	Drywall in classrooms. Ceramic tile in restrooms.
<b>Electrical</b>	Assumed adequate and to-code.
<b>Ceilings</b>	Acoustical ceiling tile and ornate plaster in classrooms. Ornate plaster in hallways and stair wells. Acoustical tile in restrooms.
<b>Windows</b>	Glass in aluminum frame.
<b>Doors</b>	Wooden doors
<b>Flooring</b>	Flooring is a mixt of vinyl tile, carpet and hardwood flooring
<b>Plumbing</b>	Standard plumbing
<b>Fire Protection</b>	Smoke Alarms
<b>Elevators</b>	None
<b>Parking</b>	The subject property has an asphalt paved parking lot that is in fair condition.

**Municipality Governing Zoning**  
**Current Zoning**  
**Permitted Uses**

City of Egg Harbor City Planning & Zoning Department  
 Residential (9,000-square-foot minimum lot) (R-9)  
 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

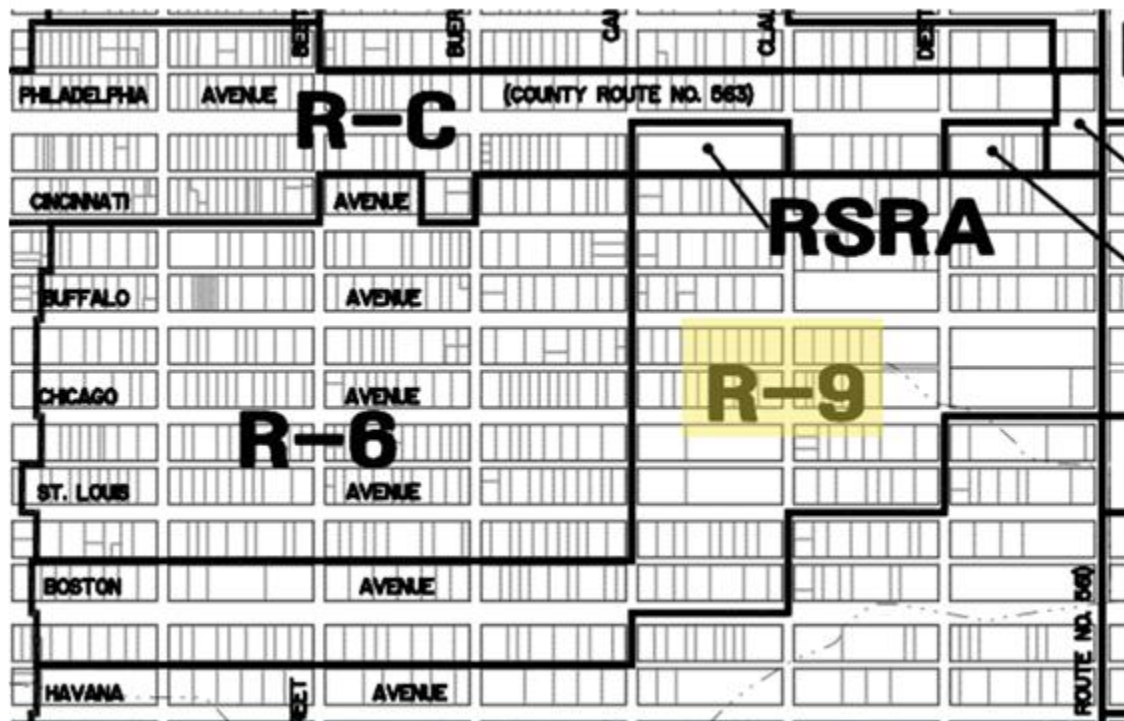
**Maximum Site Coverage**

30%

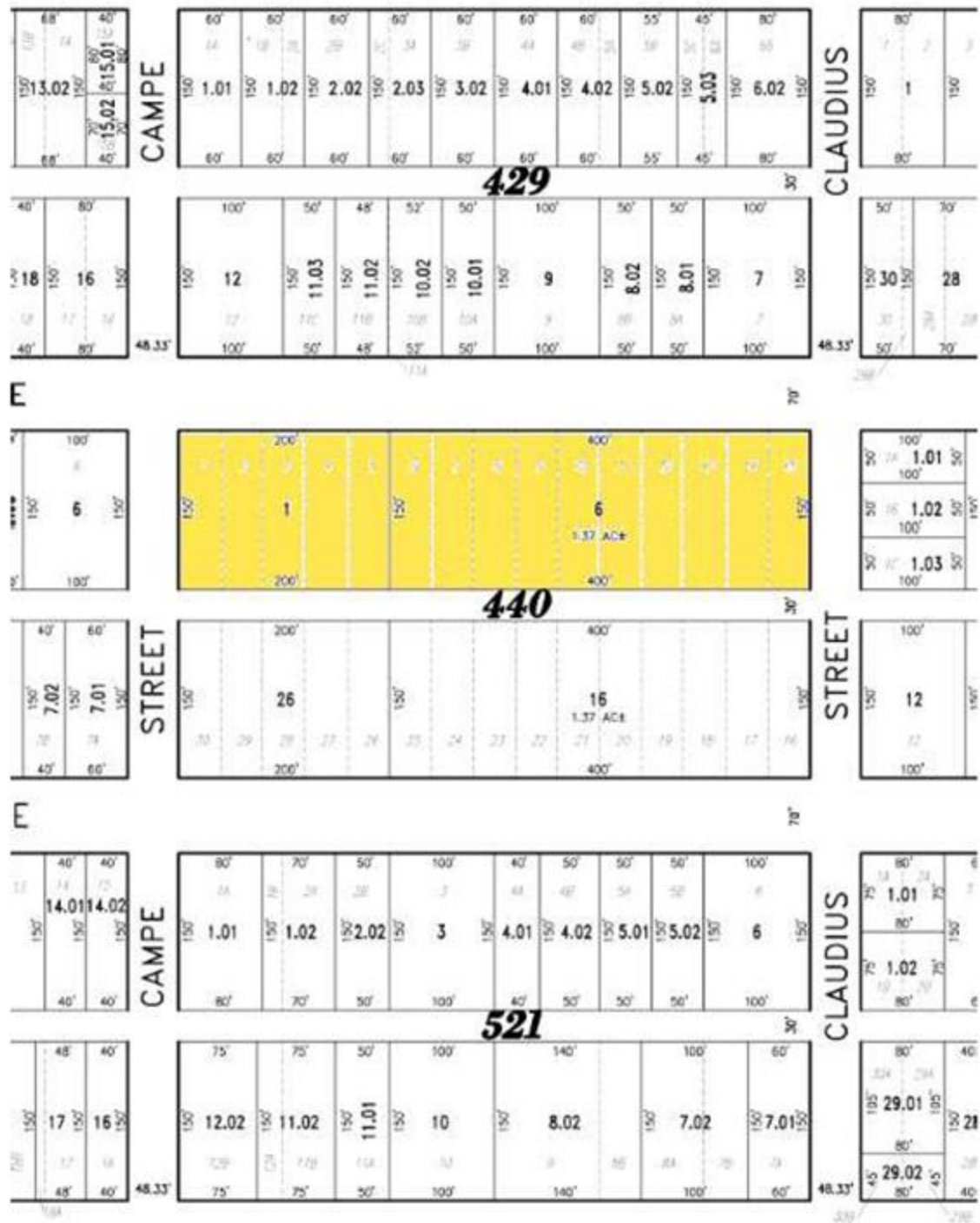
**Maximum Building Height**

Lesser of 2.5 stories or 35 ft

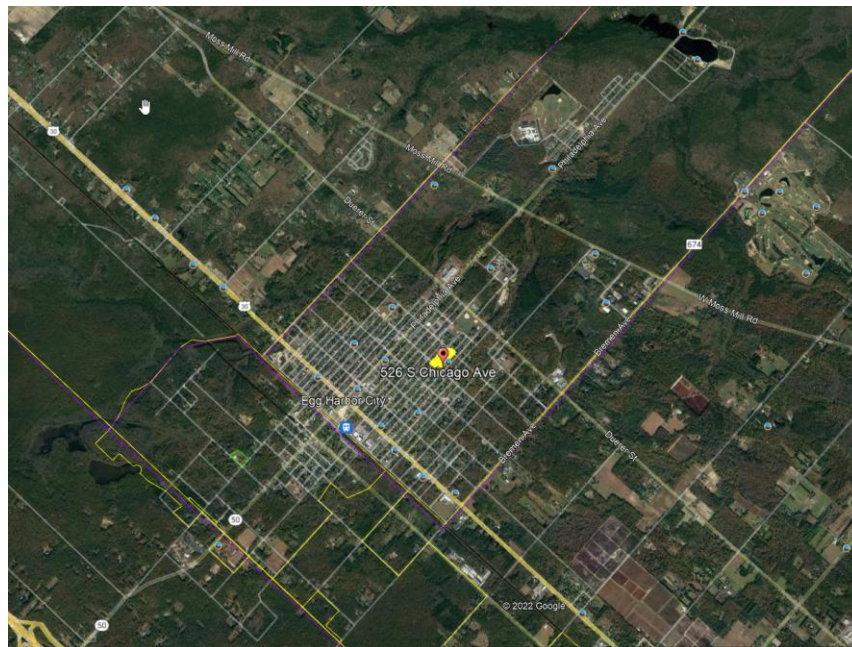
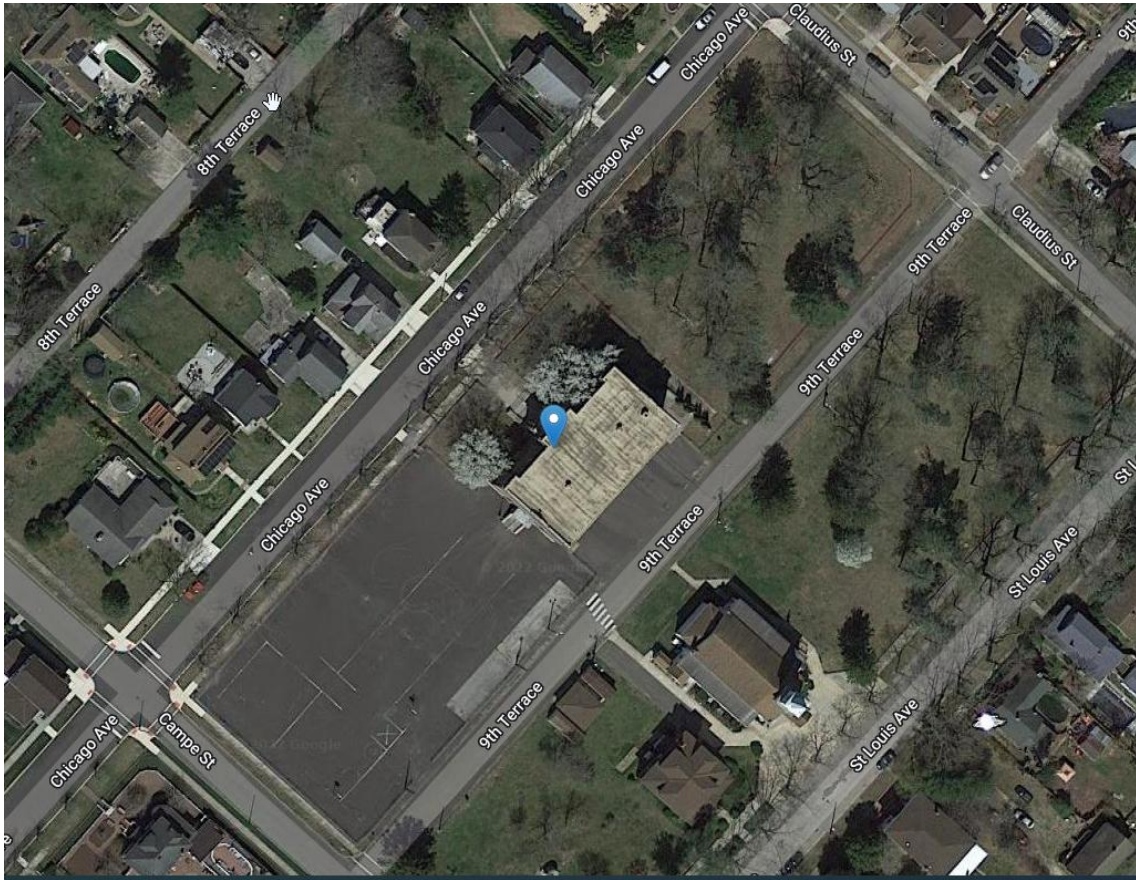
## ZONING MAP



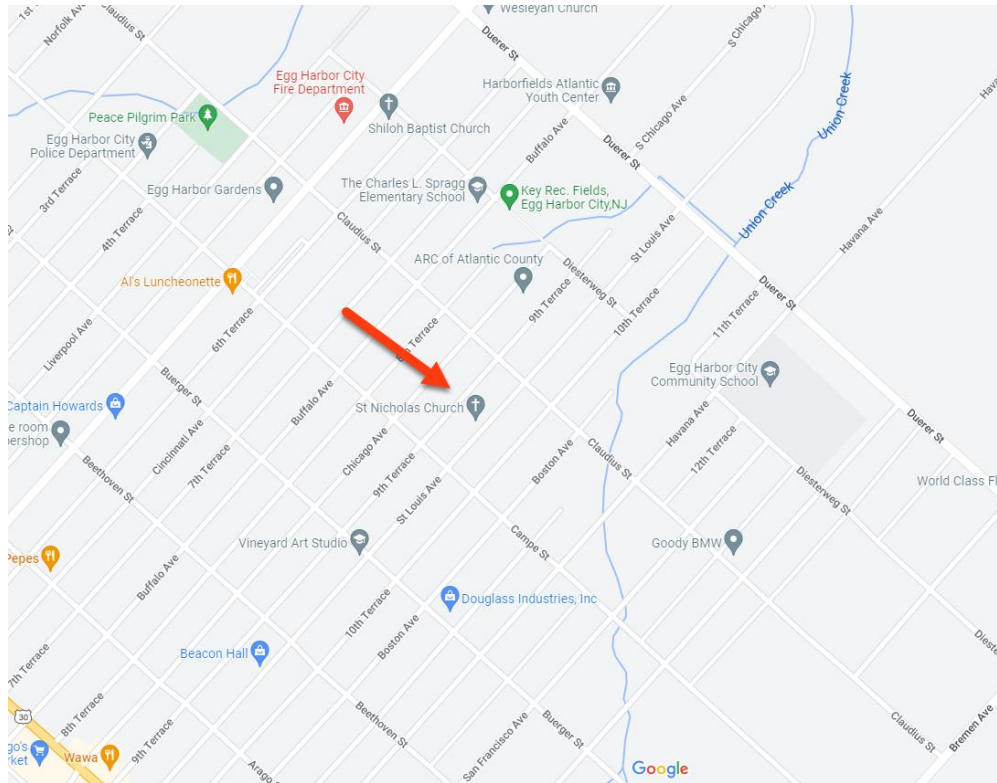
## PLAT MAP



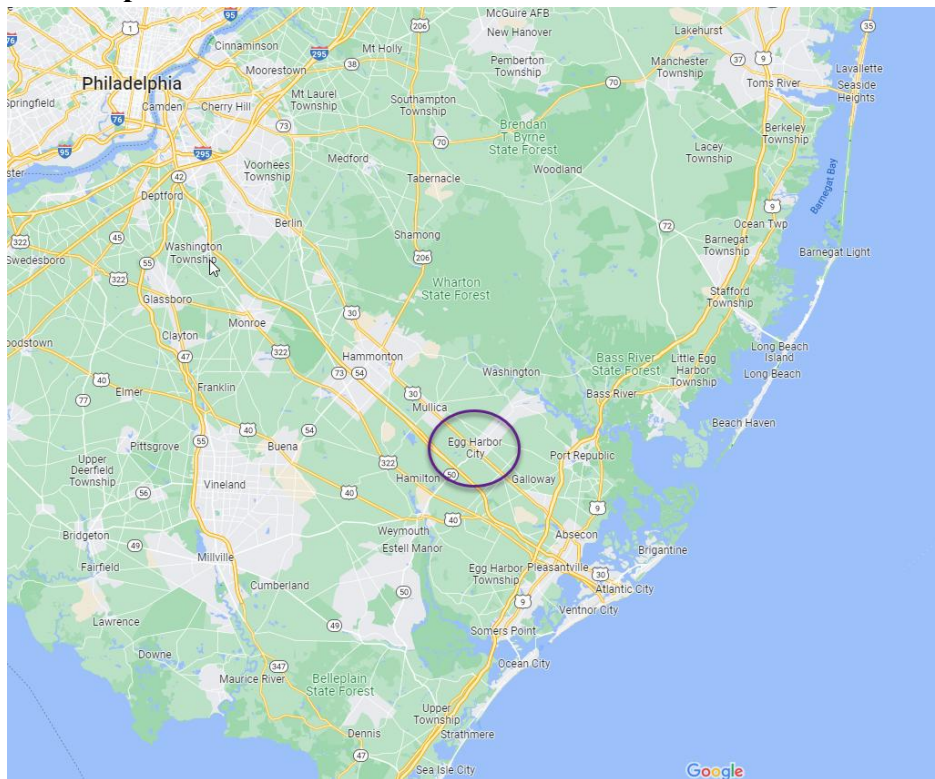
## Aerial View



## Local Map



## Regional Map



## SUBJECT PHOTOGRAPHS



**SUBJECT - MAIN ENTRANCE**



**SUBJECT - FACING 9<sup>TH</sup> 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 9<sup>TH</sup> TERRACE**



**SOUTHWEST ON 9<sup>TH</sup> TERRACE**



**NORTHEAST ON S CHICAGO AVE**



**SOUTHWEST ON S CHICAGO AVE**

