

# Berger Realty

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107 Old Goshen Rd  
Cape May Court House, NJ 08210

Asking \$499,900.00



## COMMENTS

Exceptional Healthcare Facility Opportunity in Dennis Twp, NJ South Seaville Manor Auxiliary, Inc., a 501c (3) Non-Profit Organization, offers an exclusive opportunity with this Residential Health Care Facility (RHCF) and Hospice located in the peaceful Cape May County. This property, designed to serve the terminally ill and disabled, is ideal for investors or organizations looking to make a meaningful impact in healthcare services. This property presents a rare chance to develop a compassionate and much-needed healthcare facility in a community eagerly awaiting such services. The serene location combined with the significant square footage and existing approvals make it an ideal investment for specialized healthcare providers or non-profit organizations. Exceptional Healthcare Facility Opportunity in Dennis Twp, NJ South Seaville Manor Auxiliary, Inc., a 501c (3) Non-Profit Organization, offers an exclusive opportunity with this Residential Health Care Facility (RHCF) and Hospice located in the peaceful Cape May County. This property, designed to serve the terminally ill and disabled, is ideal for investors or organizations looking to make a meaningful impact in healthcare services. Property Details: Type: Residential, suitable for conversion to RHCF and Hospice. Year Constructed: 1975. Interior Space: 6,852 sq ft. Acreage: 0.6 acres. Current Status: The building has been vacant for 20 years, primarily used for storage. Features: Capacity: Plans for 20 private rooms with private baths for each resident. Utilities: Electricity (Atlantic City Electric), natural gas (South Jersey Gas), and broadband internet (Comcast Cable, Verizon DSL). Tax Benefits: Eligible for tax-free waiver upon operating. Investment Highlights: Unique Offering: The only non-profit RHCF in Cape May County, Southern New Jersey. (Our understanding) Development Potential: Requires build-outs; initial renovations were approximately completed around 2000. Approvals: Existing approvals go with the property, helping with ease of transition. This property presents a rare chance to develop a compassionate and much-needed healthcare facility in a community eagerly awaiting such services. Bay Avenue location combined with the significant square footage and existing approvals make it an ideal investment for specialized healthcare providers or non-profit organizations. Please see the video tour and schedule a showing today.

Ask for Donna M. Dronan  
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## PROPERTY DETAILS

