Berger Realty
Since 1920

Berger Realty, Inc.
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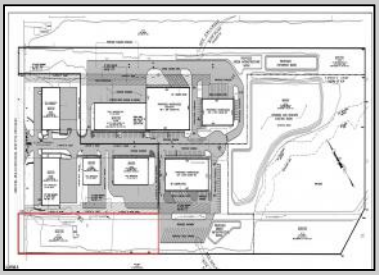
REALTOR



370 Berlin Crosskeys
Sicklerville, NJ 08081

Asking $999,999.00

COMMENTS

Presenting a unique opportunity to acquire a 2.779-acre parcel of commercially zoned land in the rapidly growing commercial corridor of Sicklerville, NJ. With 150 feet of high-visibility road frontage on Berlin Cross Keys Road, this site offers excellent exposure and accessibility for a wide range of potential uses. Currently zoned Major Commercial, the property is ideal for retail, office, medical, or hospitality development. Additionally, with a variance, the site could be adapted for light industrial or warehouse purposes, making it an attractive option for last-mile logistics or distribution facilities in a high-demand market. Strategically positioned directly across from Camden County Technical School, the site benefits from a steady stream of daytime traffic and strong regional demographics. Located just 2.5 miles from the Atlantic City Expressway, it offers seamless access to Philadelphia, Atlantic City, and other major markets in South Jersey. The property is surrounded by thriving commercial activity, residential neighborhoods, and educational institutions, providing a strong foundation for long-term growth and customer base. The land has been cleared and is development-ready, minimizing your upfront site preparation time and costs. Whether you\'re an investor, developer, or business owner looking to expand, this parcel offers a rare combination of flexibility, visibility, and convenience in a prime location.

PROPERTY DETAILS

Ask for John Clarke
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Call: 609-399-0076
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