

Berger Realty

Since 1928



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



614-626 Union
Buena Vista Township, NJ 08360

Asking \$899,000.00



COMMENTS

Why settle for one commercial building when you can have three? Presenting an incredible opportunity at the corner of Landis Ave & Union Rd in East Vineland, Buena Vista Twp, Atlantic County, NJ—featuring three buildings totaling over 25,000 sq. ft. on just over 7 acres, all with two separate zoning districts offering versatile possibilities. The corner building, approximately 1,600 sq. ft., was formerly a bank and sits in the B1 Business District, which allows for a wide range of uses including retail, restaurants, offices, banks, hotels, service businesses, recreational facilities, schools, churches, libraries, hospitals, clinics, and supporting uses like parking and signage. The two larger adjoining buildings—connected by a breezeway—once served as bank operations and headquarters. Building A is 11,963 sq. ft., and Building B is 12,025 sq. ft. Both fall within the RA Residence Agriculture District, which permits single-family homes, farming (excluding large-scale livestock), farm markets, greenhouses, schools, parks, churches, medical offices, animal clinics, kennels, and related accessory uses. Vacant for several years, these buildings are primed for rehab and clean-up, with an incredible ARV potential. Listed at just \$35 per sq. ft., this is a true value-add opportunity. Whether you're an investor, entrepreneur, or owner-occupant seeking space for your business, this property offers unmatched potential with plenty of parking on a spacious corner lot. Zoning details and floor plans are available—contact us today for more information!

PROPERTY DETAILS

Water

Sewer

Private

Septic

Ask for Cynthia Balles



Berger Realty Inc

3160 Asbury Avenue, Ocean City

Call: 609-399-0076

Email to: cyn@bergerrealty.com

