



SALE

101 N. BROADWAY

PENNSVILLE
NEW JERSEY

OWNER
OCCUPANT /
INVESTMENT

EXCLUSIVELY LISTED BY:

CORINNE GILETTO
BROKER ASSOC./COMMERCIAL ADVISOR
WARNER REAL ESTATE
AND AUCTION COMPANY, INC.
PH.: 856.769.4111
CORINNE@WARNERREALTORS.COM

RICH WARNER
BROKER OF RECORD / PRESIDENT
WARNER REAL ESTATE
AND AUCTION COMPANY, INC.
PH.: 856.769.4111
RICH@WARNERREALTORS.COM



WWW.WARNERREALTORS.COM

THE OFFERING

Owner Occupant / Investment Opportunity

PROPERTY ADDRESS	101 N. Broadway Pennsville Township, NJ
SQUARE FEET	+/- 2,672
ZONING	Commercial - Pennsville Township
CURRENT USE	Commissary Kitchen and Retail Unit (Vacant)
YEAR RENOVATED	2024 Renovated for Commissary Use
ASKING PRICE	\$399,000.00



PROPERTY SUMMARY

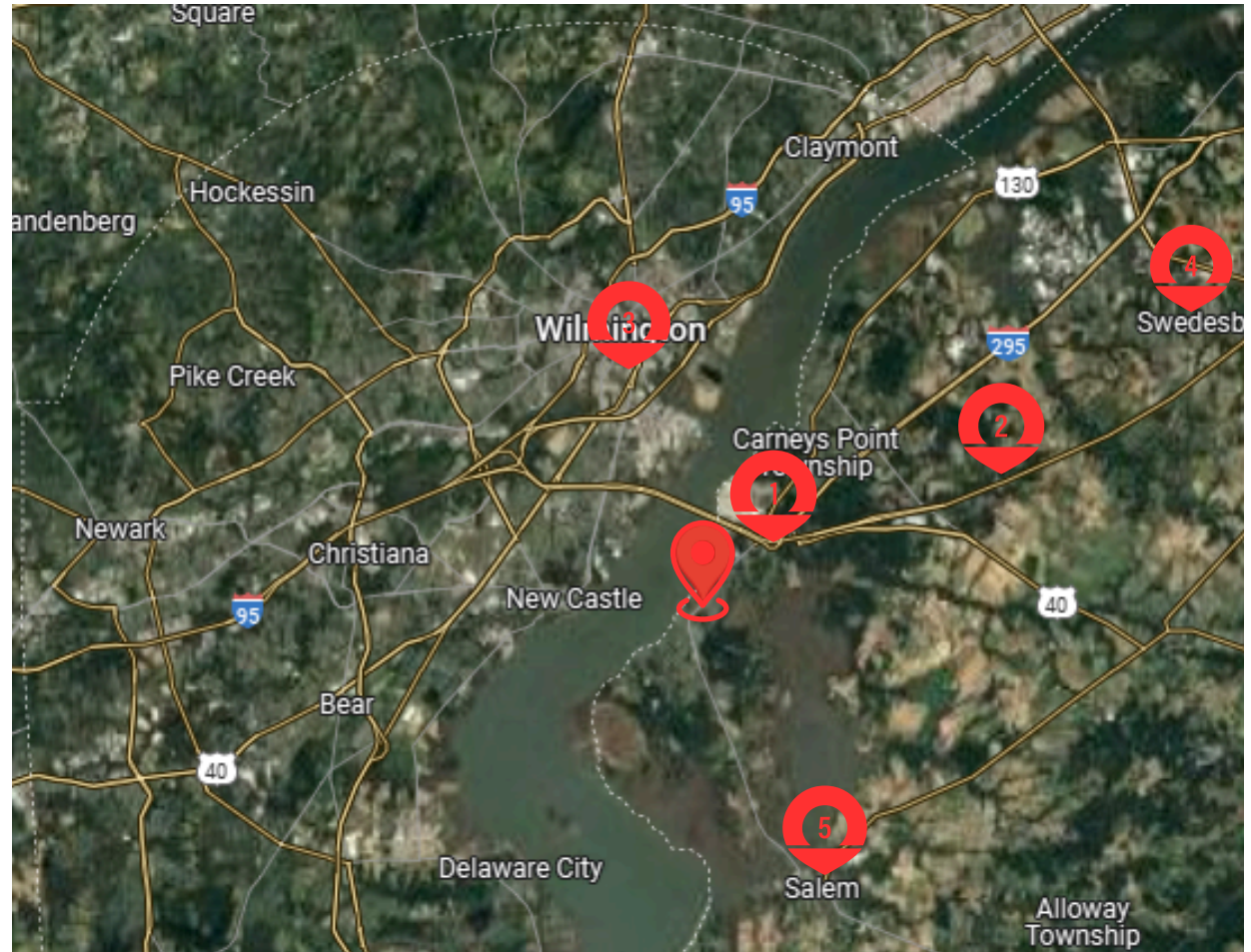
This commercial mixed-use property in Pennsville Township, Salem County, presents an exceptional opportunity for both business and residential use. Currently serving as a frozen dessert commissary. The commissary kitchen was fully remodeled in 2024 to meet modern standards and was certified by the county health inspector. A licensed commissary, commercial-grade facility where food businesses can rent space to prepare, cook, and store their products. The main waterline to the building was replaced as part of the renovations. Previously utilized as an eye doctor's office, the space has been repurposed for its current use. It is ADA compliant in accordance with its previous use. The building is designated for two separate units, allowing for flexibility in layout and potential future expansion. The building is fully equipped with a complete residential kitchen and a full bathroom, making it versatile for a variety of functions. The property benefits from its owned solar panels, which not only offset the owner's entire electricity costs but also generate additional income through energy credits. With a 200-amp electrical service and a 220-volt charging system, the building is well-equipped to handle high-power demands, ideal for both commercial and residential use. With its mix of commercial and residential capabilities, this property offers a unique and flexible space for a wide range of potential uses, all in a prime location in Salem County. The full basement provides ample storage and utility space.

SPACE DETAILS

- Previously used as a medical office
- Currently renovated for a frozen dessert commissary with an additional rental unit possible
- Two-story residential layout with full kitchen, full bathroom, four bedrooms, living room, dining room, and family room
- Plenty of room to expand or create a retail store front (per township code)

NEARBY AMENITIES

- 1 Delaware Memorial Bridge and Route 295 Connector
- 2 NJ Turnpike
- 3 Wilmington, Delaware
- 4 Swedesboro
- 5 Salem City



DEMOGRAPHICS

	2 miles	5 miles	10 miles
2020 Population	11,092	52,888	349,235
2024 Population	11,304	52,826	351,737