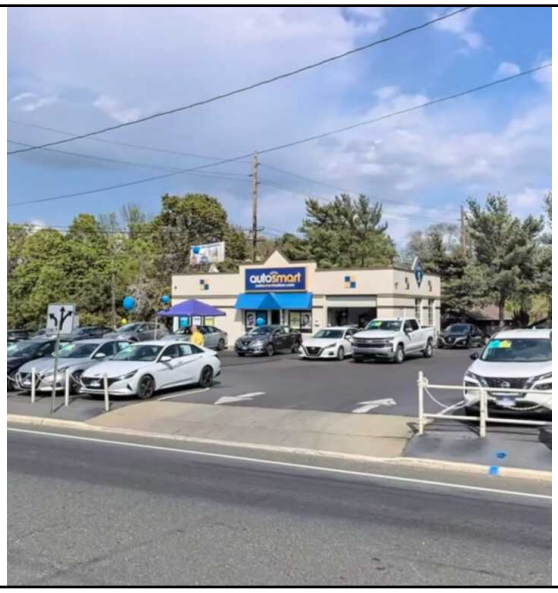


1403-05 Hurfville Rd
Deptford, NJ 08096
For Sale: $615,000

Type:	Commercial
Web#:	2631282
Square Footage:	1,440

Prime Commercial Corner Lot – High-Yield Investment in Deptford, NJ Rare 28,500 SqFt Corner Lot | Income-Generating with Major Development Potential Prime Location – Just five minutes from Deptford Mall, one of the busiest retail hubs in South Jersey. This high-exposure property sits at the intersection of Cooper Street and Route 41, ensuring maximum traffic and visibility. Income-Generating Asset – Includes a 1,440 SqFt remodeled office building, currently leased for $5,000/month NNN with 14 months remaining. The property delivers a 9.7% CAP rate—an exceptional find in today's market. Explosive Market Growth – Deptford is experiencing significant development, including: Gloucester Premium Outlets (700,000+ SqFt of retail nearby) Avenue Apartments at Deptford (232-unit luxury complex) Expanding retail and industrial development along the Route 41 and 42 corridors Zoning & Development Potential – Zoned TRC1 (Transitional Redevelopment Commercial), allowing for: Retail Plaza / Strip Mall Drive-Thru QSR / Gas Station Medical Office / Urgent Care Auto-Related / Mixed-Use Commercial Investment Details: Asking Price: $615,000 CAP Rate: 9.7% Net Rental Income: $60,000/year (Tenant pays all expenses) Zero Landlord Responsibilities (NNN Lease) This is a high-traffic, high-growth, high-ROI opportunity for investors, developers, or owner-users looking to capitalize on one of Deptford's strongest commercial corridors.

Listing Details

Asking Price: $615,000	Status: Sold	Type: Commercial
Web ID: 2631282	Last Update: 5/16/2025	Added: 601 Day(s) Ago

Property Details

Address: 1403-05 Hurfville Rd	City: Deptford	State: NJ
Zip: 08096	County: Gloucester	Square Footage: 1,440
Total Bathrooms: 0		

Location Details

Lot Size: 0.65 Acres	Water Front: No	Water Access: No

Broker Details

Triforce Commercial Real Estate LLC	Jason Horowitz