



# AUCTION

NOVEMBER 8-9<sup>TH</sup>

## Major Commercial and Residential Properties Throughout the State of New Jersey

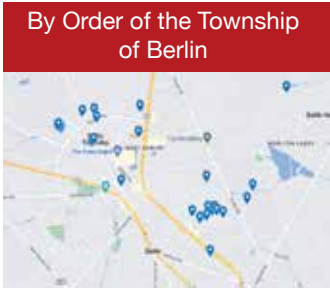
Attention Developers and Investors! Excellent locations for numerous commercial uses.



Three High Visibility Commercial Lots  
Camden & Gloucester County



Former Night Club  
Atlantic City, Atlantic County



24 Lots Sold Separately  
and in Packages Residential  
& Industrial Zoning  
Berlin Twp, Camden County



6 Residential Lots  
Knowlton Twp, Warren County



6,732<sup>±</sup> sq ft Former Lodge Building  
Numerous Commercial Opportunities  
Mays Landing, Atlantic County

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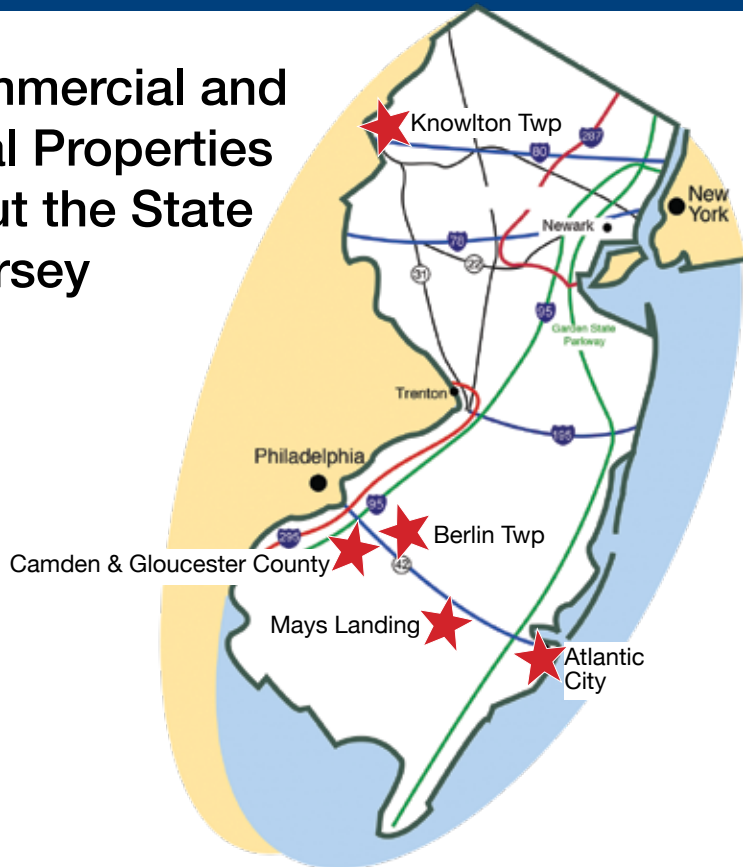


Max Spann Real Estate & Auction Co.  
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Clinton, New Jersey 08809

A licensed NJ Real Estate Broker



## Major Commercial and Residential Properties Throughout the State of New Jersey



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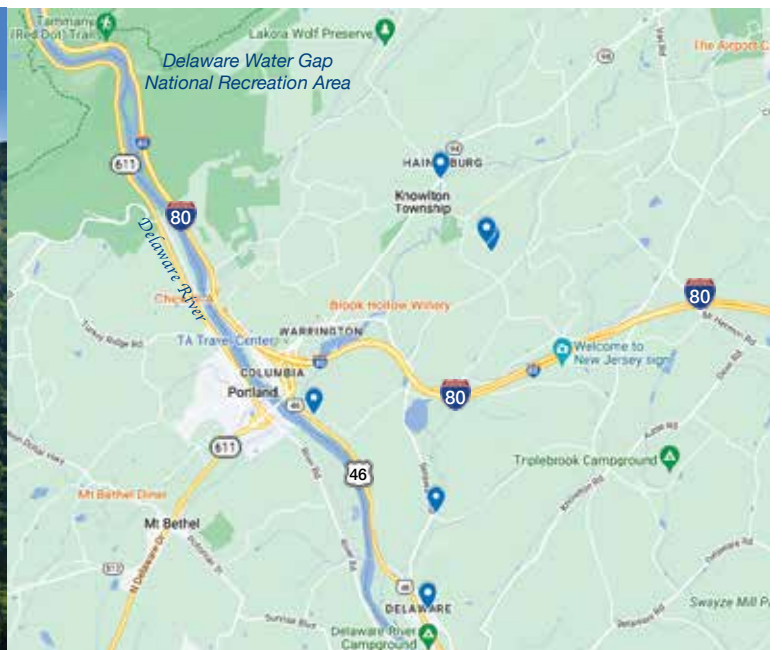
By Order of Knowlton Township

## 6 Residential Lots

Attention Builders, Investors and Neighbors!



- 6 Residential Properties
- Three lots in close proximity – Buy all three to maximize your return on investment!
- Close to Routes 80, 46 and the Delaware River



Knowlton Twp-Close to the Delaware Water Gap National Recreation Area

### Online Auction

Bidding Concludes Thursday, November 9th, 2023 at 11 am.

Download a property information package at [maxspann.com](http://maxspann.com) then drive-by the properties to preview



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## 3 High Visibility Commercial Lots in Camden and Gloucester County NJ



1685 Blackwood Clementon Rd, Blackwood, Camden County, NJ 08012



120 Bridgeton Pike (Route 45), Mantua, Gloucester County, NJ 08051



101 Warwick Road, Stratford, Camden County, NJ 08084

.43<sup>+/-</sup> Acres on Signalized Intersection

.92<sup>+/-</sup> Acres Commercial Zoning on Signalized Intersection

.62<sup>+/-</sup> Acres High Visibility Site on Signalized Intersection across from Post Office, Public and Private Schools

- Commercial Lots on Signalized Intersections
- Buy one, two or several – Pick your Favorites and Bid Your Price!
- Close to Routes 30, 73, AC Expressway, I-295 and NJ Turnpike. Convenient to Philadelphia and Cherry Hill.

### Online Auction

Bidding Concludes Wednesday, November 8, 2023 11 am

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## Former Night Club “Delilah’s Den” in Atlantic City’s Entertainment District



By Order of the NJ CRDA



2405 Pacific Avenue, Atlantic City, Atlantic County, NJ 08401



- 6,675 +/- Sq Ft on Pacific Ave at Boardwalk Convention Hall
- Two Floors of Club and the Top floor partially built out for two apartments.
- Zoning: Ducktown Arts District: Allows Multi-family, Mixed use Commercial/Retail with Residential above, Restaurants...

Property Previews 10 am - 12 pm:

Friday, October 20th & Wednesday, November 1st

### Online Auction

Bidding Concludes Wednesday, November 8, 2023 11 am

## 6,732<sup>+/-</sup> sq ft Former Lodge Building – Numerous Commercial Opportunities



82 Mill Street, Mays Landing, Atlantic County, NJ 08330



- Historic charm meets modern potential with almost 250<sup>+/-</sup> ft frontage on the Egg Harbor River & Beautiful View of Lake Lenape.
- Zoned VC for commercial and residential uses.
- Ample Parking & High Visibility Location across from Major New Silk Mill Redevelopment.

Property Previews 2 - 4 pm:

Friday, October 20th & Wednesday, November 1st

### Online Auction

Bidding Concludes Wednesday, November 8, 2023 11 am



## 24 Lots Sold Separately and in Packages Residential & Industrial Zoning



By Order of the Township of Berlin



191 McClellan Avenue Berlin Twp. Camden Co. NJ



338 Magnolia Avenue Berlin Twp. Camden Co. NJ



Block 521 Lot 9 | 0.17<sup>+/-</sup> Acres | CBD Zoning

Block 1412 Lot 20 | 0.32<sup>+/-</sup> Acres | R-3 Zoning

Roberts Ave Assemblage-Package #2  
Block 303 Lots 8,9,11,13, 15 | 0.70<sup>+/-</sup> Acres | R-2 Zoning

- 24 Properties-Lots, Residences and Commercial Parcels sold individually and in packages.
- Buy one, two or several – Pick your Favorites and Bid Your Price!
- Close to Routes 30, 73, AC Expressway, I-295 and NJ Turnpike. Convenient to Philadelphia and Cherry Hill.

### Online Auction

Bidding Concludes Wednesday, November 9, 2023 1 PM

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