

AUCTIONS

Four NJ Residential & Commercial Opportunities - April 22nd



Max Spann Real Estate & Auction Co.
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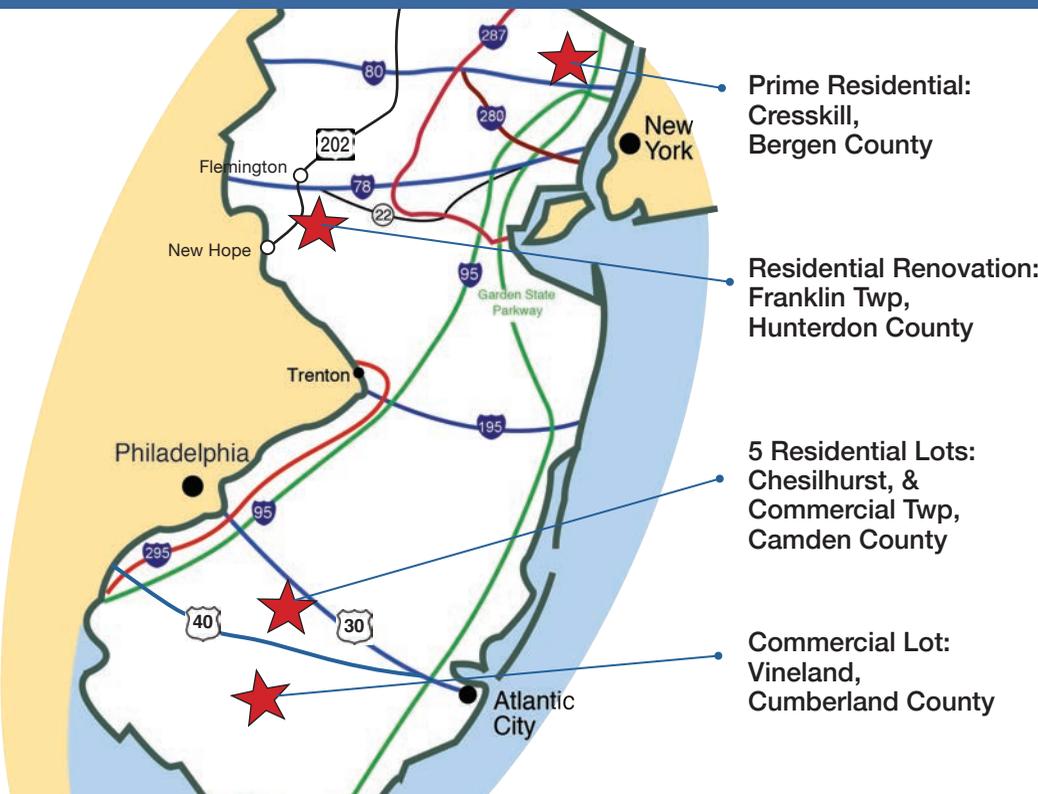


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AUCTIONS

FOUR NEW JERSEY RESIDENTIAL & COMMERCIAL PROPERTIES APRIL 22ND

BY ORDER OF THE NEW JERSEY SUPERIOR COURT

BY ORDER OF FRANKLIN TWP HUNTERDON COUNTY

BY ORDER OF THE US BANKRUPTCY COURT

NUMEROUS COMMERCIAL POSSIBILITIES



Prime Residential Opportunity in Cresskill, Bergen County



Former Municipal Building on 1.92[±] Acres



5 Residential Lots Sold Together in Chesilhurst, Camden Co & Commercial Twp, Cumberland Co



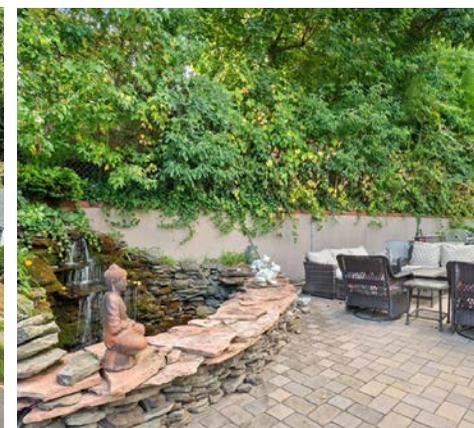
Prime 3.53[±] Acre Highway Commercial Lot in Vineland

By Order of the New Jersey Superior Court

- Fully reimaged Colonial (rebuilt 2022) featuring 5 bedrooms and 4.5 designer bathrooms, including two luxurious King & Queen ensuite retreats with steam shower, jacuzzi tub, bench seating, and dual walk in closets.
- Bright, elegant interior with custom hardwood floors, LED lighting, Andersen windows, high ceilings, and gas fireplace.
- Beautiful fenced backyard oasis featuring fruit trees, a bi-level stone patio, new deck, and sprinkler system—perfect for outdoor entertaining.
- Located in a quiet residential neighborhood close to top-rated Cresskill schools and local parks.
- Convenient access to major Bergen County roadways, shopping, dining,

In Cooperation with AJ Willner Auctions

Prime Residential Cresskill Opportunity in One of Bergen County's Most Sought After Communities



Property Address: 21 Cedar St, Cresskill Borough, Bergen County, NJ 07626



By Order of Franklin Township

- Renovate the existing building or start new and redevelop the entire site.
- Pittstown section of Franklin Township offers a peaceful, rural atmosphere with scenic countryside views, rolling hills, and a strong sense of community.
- The Township boasts highly rated schools, contributing to its reputation as one of the best places to live in Hunterdon County. This makes it especially attractive for families with school-aged children.

Property Previews 12-2 pm: Thursday, April 2nd & Thursday, April 9th

Residential Redevelopment Opportunity of this Former Municipal Building on 1.92+/- Acres

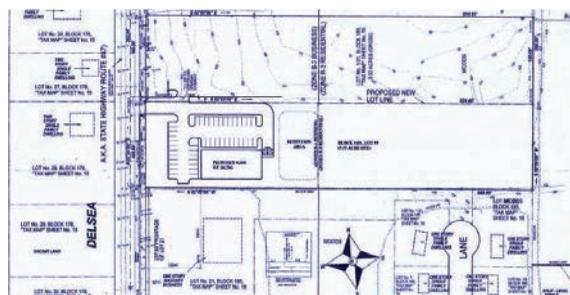


Property Address: 202 Sidney Road, Franklin Township, Hunterdon County, NJ 08867

High Visibility Prime 3.53+ Acre Commercial Lot on North Delsea Drive, Vineland



Property Address: 1489 N. Delsea Drive, Vineland, Cumberland County, NJ 08360



CONCEPTUAL SITE PLAN

- Highly Visible Highway location with 180+ feet of frontage along the heavily traveled N. Delsea Drive (Route 47), offering excellent exposure for any commercial use.
- **Zoned Business/Commercial**, allowing flexibility for office, retail, or other commercial development.
- High Traffic Corridor ensures consistent customer visibility, making it ideal for both new ventures and expanding businesses.
- Easy Access to Route 55, providing strong regional connectivity and convenient access for customers and employees across South Jersey.
- Pro Business Environment in Vineland, with city planning support and clear development guidance, helping streamline commercial projects.

5 Residential Lots Sold Together in Chesilhurst, Camden County & Commercial Twp, Cumberland County

By Order of the US Bankruptcy Court



Attention Builders & Investors!

- Possible assemblage as some parcels are adjacent to each other.
- Rich Cultural Character supported by community-driven events, local festivals, and gathering spaces that celebrate the borough's diversity and strengthen community ties.

Address	Acres +/-	Dimensions +/- ft
613 Harvey Ave, Chesilhurst, NJ	0.52	150X150
615 Harvey Ave, Chesilhurst, NJ	0.69	200X150
621 Center Ave, Chesilhurst, NJ	0.69	200X150
421 Sandalwood Rd, Commercial Twp, NJ	0.26	307X66 IRR
453 Sandalwood Rd, Commercial Twp, NJ	0.33	80X180 IRR

In Cooperation with AJ Willner Auctions

ONLINE BIDDING

Opens Monday, April 20, 2026, 9 am
Concludes Wednesday, April 22, 2026, 11 am

THE AUCTION ADVANTAGE

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