

\$299,000 - 101 N Broadway, PENNSVILLE

MLS® #NJSA2015710

\$299,000

3 Bedroom, 1.50 Bathroom, 2,672 sqft
Residential on 0.47 Acres

NONE AVAILABLE, PENNSVILLE, NJ

Craftsmanship Meets Opportunity – Live & Work in One Unique Property.

This exceptional mixed-use property in Pennsville Township offers a rare opportunity to create a beautifully crafted residence alongside a fully equipped commercial space. The attached building features rich hardwood floors, stunning original woodwork, and a striking fireplace that brings warmth and character to every corner—perfect for transforming into a one-of-a-kind home. While currently zoned for commercial use, the new owner will need to submit a zoning application for residential conversion to Pennsville Township. This offers the buyer the flexibility to shape the space to fit their vision. Currently the front retail space contains a full kitchen on the first floor and full bathroom on the second floor with a washer and dryer. The entire first floor is fully conditioned by heat and air; however, the second floor utilizes window units for airconditioning.

The attached commercial portion, now a licensed frozen dessert commissary, was fully remodeled in 2024 and certified by the county health inspector. With two separate units, a residential-grade kitchen, full bathroom, full basement, and ADA-compliant design, the property is ideal for a live-work setup, studio space, or expanded residence. Owned solar panels cover all current electric costs and generate extra income through energy credits, while the 200-amp service and 220-volt



charging system support high-demand use.
Whether you’re seeking a charming home with exceptional bones or a flexible space for business and living, this property combines utility, style, and unmatched potential in the heart of Salem County.

This beautiful corner lot could be yours!

Built in 1930

Essential Information

MLS® #	NJSA2015710
Price	\$299,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	2,672
Acres	0.47
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	Traditional
Status	Active

Community Information

Address	101 N Broadway
Area	Pennsville Twp (21709)
Subdivision	NONE AVAILABLE
City	PENNSVILLE
County	SALEM-NJ
State	NJ
Municipality	PENNSVILLE TWP
Zip Code	08070

Amenities

Utilities	Sewer Available, Water Available
Parking	Handicap Parking

Interior

Heating	Baseboard - Hot Water, Radiator
Cooling	Central A/C, Window Unit(s)
Has Basement	Yes
Basement	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick
# of Stories	2
Stories	2 Story

Exterior

Exterior	Combination, Stone, Alum/Steel Siding
Exterior Features	Outbuilding Apartment, Sidewalks
Lot Description	Corner Lot
Roof	Shingle
Foundation	Block

School Information

District	PENNSVILLE TOWNSHIP PUBLIC SCHOOLS
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Additional Information

Date Listed	July 29th, 2025
Days on Market	91
Zoning	MIXED USE COMMERCIAL

Listing Details

Listing Office	Warner Real Estate & Auction Company
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