

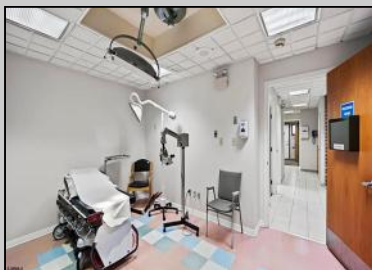
# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



1102 Chestnut Avenue  
Vineland, NJ 08360

Asking \$325,000.00



## COMMENTS

Discover the ideal blend of convenience and functionality with this centrally located medical/professional office, proudly offered by its original owners. Currently configured as a medical office, this property boasts a comprehensive layout featuring 9 exam rooms, 1 operatory room, 1 lab, 4 private offices, a business office, a large reception/waiting room, and 3 public/2 private bathrooms on the first floor. Upstairs, a spacious layout unfolds with a large conference room, manager's office, kitchen/lunch room, additional storage, and 1 bathroom. Recent upgrades include a newer roof (3 years old), a water heater (4 years old), and two of the three HVAC systems replaced within the past 4 years. An alarm system adds an extra layer of security. With ample parking offering 24 spaces, this property provides both convenience for clients and employees. New owners have the flexibility to occupy one floor for their specific needs while having an abundant amount of space left to offer an additional lease for tenant use. Seize the opportunity to own a meticulously maintained and strategically located office space with the potential for versatile use. Explore the possibilities of this property by scheduling a viewing today.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	Basement
Frame/Wood	Sign	Off Street	Slab
		Paved	



Cooling  
Ask for James Monteleone  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: jfm@bergerrealty.com

Water  
Public Sewer

Sewer  
Public Sewer

