

# Berger Realty

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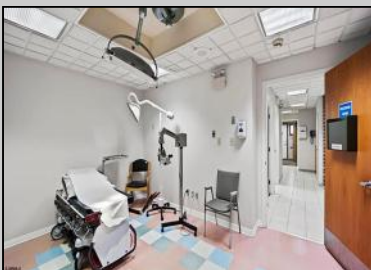


**Berger Realty, Inc**  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



**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 Frame/Wood	OutsideFeatures Sign	ParkingGarage Off Street Paved	Basement Slab
Cooling Central Air		Water Hot Water	Sewer Public Sewer
			
Ask for Thomas H. Berger Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: tph@bergerrealty.com			

