

Berger Realty

Since 1928



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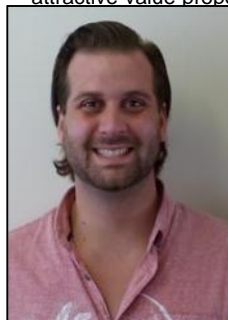
1206 Sherman
Vineland, NJ 08360

Asking \$1,595,000.00



COMMENTS

****Exclusive Investment Opportunity**** The Rivas Realty Group is proud to present a prime, income-generating investment opportunity at ****1206 W. Sherman Ave, Building 2A, Vineland, NJ****. This modern, well-maintained 2-story medical office building offers ****7,310+ sq. ft.**** of professional-grade office space, strategically designed to support medical tenants. Featuring ****11+ exam rooms, 12+ private doctor's offices****, and ****two spacious waiting areas****, the facility is built to accommodate healthcare professionals and their patients with efficiency and comfort. Additional on-site amenities include a ****staff cafeteria**** and a ****conference room****, making this a highly functional space for long-term tenants. Constructed in 2008 and in ****excellent condition****, the property is low-maintenance, providing an ideal turnkey solution for investors seeking stability and minimal oversight. The property is currently leased to ****IMG Vineland Surgical Associates****, a reputable, long-term tenant that has occupied the building since 2018 and has a lease expiration of 4/30/25. The current \"gross\" lease structure has the tenant covering utilities while the landlord is responsible for insurance, taxes, condo fees, and maintenance. Key investment highlights include a ****current cap rate of 7.86%**** and a ****projected rent increase to fair market value of \$20-\$21 per sq. ft.**** under the ****NNN lease structure****, enhancing future income potential. The property's ****prime location**** just ****0.5 miles from Inspira Vineland Hospital**** ensures high visibility and easy access for patients and staff alike, further elevating its attractiveness as a medical office investment. This property offers an ****attractive value proposition**** for investors seeking long-term, stable returns guaranteeing cash management responsibilities and low operational costs. This is a rare well-positioned, low-risk asset in a thriving healthcare market. For more information or to schedule a tour, please contact The Rivas Realty Group today. This investment



Ask for Colin Hanley
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Other (See Remarks)
Restroom

