

# 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 Graham Ginn  
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