

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



1 Valley Ave  
Vineland, NJ 08360

Asking \$350,000.00



## COMMENTS

Professional Office: Unique opportunity in the heart of downtown Vineland. This turn-key 2605 square foot professional office building offers a rare live-work setup, featuring dedicated office space in the front and a residential area in the rear. This is perfect for professionals seeking convenience and functionality. With required municipal approvals, you could run your business and live on-site. Property Highlights: New Roof completed in 2024, two HVAC Systems new within five years, freshly paved parking lot, Zoned R3 with residential and office potential. Main Level: Front Office Space -welcoming 30 X 25 foot reception and waiting area, Four exam rooms measuring 11 x 12 feet, 11 x 12 feet, 12 x 18 feet, and 12 x 14 feet; Hallway with laundry hookups, additional room with a sink that has the potential for a small kitchen and a half bath renovated in 2023. Rear Residential or Office Space: 12 x 12 foot exam or office room, 30 x 12 foot back reception or living area, full kitchen and full bathroom. Lower Level! Finished Basement: Expansive 60 x 30 ft studio with wall-to-wall mirrors and Pergo flooring, 30 x 30 foot section with two massage rooms and a fully renovated bathroom. Endless Possibilities!!!! Operates as a professional office for medical, wellness, legal, or other businesses. Live and work in one location with required approvals. Convert into a spacious residence with potential for five bedrooms and two and a half bathrooms. This property is truly move-in ready and requires nothing but a new owner. Do not miss out on this prime downtown Vineland opportunity.

## PROPERTY DETAILS

Basement



Ask for Frank Shoemaker  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: fcs@bergerrealty.com

