

# Berger Realty

Since 1928



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

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537 crystal  
Vineland, NJ 08360

Asking \$1,900,000.00



SJSRMLS

## COMMENTS

This modern office complex is situated close to center of town and is surrounded by several industrial buildings. It is in a heavy Industrial area and can be used and converted to a Warehouse. It is a 2 story building and a full basement. It is a 4 ROAD FRONTAGE building with several parking lots. It is well maintained and will be suitable for one or more occupants, depending on fit outs. It has numerous offices, conference rooms, kitchen dining room, and several large rooms for cubicles. Plenty of free lighting with the many open ceilings to the top windows let in plenty of sunlight. Being it is in the industrial zone it can be converted to an industrial building for warehousing or manufacturing. Easy to show Monday through Friday 9 to 5 ONLY.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Block	Sign	11 or More Spaces	Fire Sprinkler System
Brick		Off Street	Handicap Features
		Paved	Restroom
			Security System
			Smoke/Fire Alarm
			Storage
Basement	Heating	Cooling	HotWater
	Forced Air	Central	Electric
Municipal	Air conditioning		Gas



As listed by Mark Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Sewer  
Public Sewer  
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