



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













1103 Sherman Ave Vineland, NJ 08360

Asking \$2,595,000.00



COMMENTS

Prime Commercial Office Building in Vineland\'s Thriving Business District Exceptional investment opportunity in the heart of Vineland?s medical and professional corridor. This 10,000 sq ft commercial office building offers approximately 4,500 sq ft of modern office space currently leased to a long-term tenant at \$18/sq ft NNN, providing immediate income. The remaining 5,500 sq ft is shell space, listed for lease at \$20/sq ft, allowing customization for medical, office, or professional use. Building is already cash flowing, which makes it ideal for investors or owneroccupants looking to offset expenses with existing rental income. Highly visible, easily accessible, and strategically located near Inspira Medical Center Vineland, a 305-bed facility that has recently undergone a \$34 million expansion to meet growing healthcare demands. The property benefits from Vineland\'s pro-business environment, including Urban Enterprise Zone incentives such as reduced sales tax rates and potential tax credits for eligible businesses . Additionally, the city\'s ongoing economic development initiatives aim to attract new businesses and support existing ones, enhancing the areal's commercial appeal . Donl't miss this prime commercial asset with strong upside potential in a community poised for continued growth. **PROPERTY DETAILS**

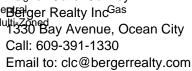
Exterior Brick

ParkingGarage 11 or More Spaces Off Street Paved

InteriorFeatures 220 Volt Electricity Handicap Features

Collising for Carol Caviller CeBerlger Realty IncGas Multi-Zoned 1330 Bay Avenue, Ocean City Call: 609-391-1330





Water

Slab

Basement