

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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 owner-occupants 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 area's commercial appeal. Don't miss this prime commercial asset with strong upside potential in a community poised for continued growth.

## PROPERTY DETAILS

Exterior	ParkingGarage	InteriorFeatures	Basement
Brick	11 or More Spaces	220 Volt Electricity	Slab
	Off Street	Handicap Features	
	Paved		



Ask for Graham Ginn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: gmg@bergerrealty.com  
https://www.ocnj.com

Water  
Public

