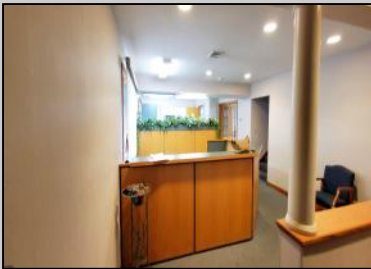


# Berger Realty

Since 1928



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



1138 Chestnut Ave  
Vineland, NJ 08360

Asking \$269,000.00



## COMMENTS

Elevate your business at 1138 E. Chestnut Avenue, Unit 7C—a sophisticated ~2,300 sq ft office condo designed for modern professionals. This turn-key workspace blends sleek, style with flexible layouts, ideal for startups or expanding firms focused on productivity and collaboration. Featuring a stylish glass-entry foyer, alarm system, and a newly installed roof (2yrs), this unit is move-in ready. Situated in a well-maintained complex with ample parking and abundant natural light, it's primed for success. Schedule your private tour today to experience this premier office space. Association fee is \$3,000/Yr - paid bi-annually.

## PROPERTY DETAILS

|            |                       |                   |                      |
|------------|-----------------------|-------------------|----------------------|
| Exterior   | OutsideFeatures       | ParkingGarage     | InteriorFeatures     |
| Frame/Wood | Security Light/System | 11 or More Spaces | 220 Volt Electricity |
| Vinyl      | Sign                  | Off Street        | Handicap Features    |
|            |                       | Paved             | Restroom             |
|            |                       |                   | Security System      |
|            |                       |                   | Smoke/Fire Alarm     |
| Basement   | Heating               | Cooling           | HotWater             |
| Slab       | Forced Air            | Central           | Gas                  |
|            | Gas-Natural           | Electric          |                      |
|            | Multi-Zoned           | Multi-Zoned       |                      |
|            |                       | Wall Units        |                      |



Ask for John Greiner  
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