

# 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  
Vineland, NJ 08360

Asking \$625,000.00



## COMMENTS

Excellent owner-user or investment opportunity in Vineland's expanding professional corridor. This 3,800 sq ft shell space is located in Building 3 of the 1103 W Sherman Ave professional complex and offers a blank canvas for customization, ideal for medical, wellness, legal, or professional office use. The building is part of a modern, well-maintained complex with strong curb appeal, generous parking, and consistent visibility from Sherman Ave. With flexible interior layout options and utility-ready infrastructure, the space allows buyers to build out to exact specifications and create a tailored environment to suit their operational needs. Strategically positioned just minutes from Inspira Medical Center and close to Routes 55 and 47, this location is well-connected and perfectly suited for businesses looking to grow in one of South Jersey's most active healthcare and business hubs. Offered for lease at \$20/sq ft NNN, but also available for sale, this is a rare opportunity to own space in a high-demand location with long-term growth potential and professional surroundings.

## PROPERTY DETAILS

Exterior	ParkingGarage	InteriorFeatures	Heating
Brick	11 or More Spaces	220 Volt Electricity	Gas-Natural
Frame/Wood	Off Street	Handicap Features	Multi-Zoned
	Paved		

Cooling

Water  
Public

Sewer  
Public Sewer

Ask for Karen A. Becker

Berger Realty Inc

3160 Asbury Avenue, Ocean City

Call: 609-399-0076

Email to: kab@bergerrealty.com

