

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1051 Sherman Ave  
Vineland, NJ 08360

Asking \$3,500,000.00



## COMMENTS

Turnkey investment property in Vineland's premier business corridor. This is an exceptional opportunity to acquire a 10,000 sq ft modern office building located in one of Vineland's most established and highly trafficked professional parks. Built in 2006, the property is 88% tenant-occupied with stable, long-term tenants on fair market NNN leases, offering strong and immediate cash flow with future upside. Unit 5A consists of 3,200 sq ft and is currently leased at \$20/sq ft NNN to The EyeCenter, a respected and established medical tenant. Unit 5B spans 5,600 sq ft and is leased to Wells Fargo at \$18/sq ft NNN, providing additional income from a nationally recognized financial institution. Unit 5C is 1,200 sq ft and is currently being marketed for lease at \$20/sq ft NNN, offering a perfect opportunity for a medical, legal, or professional user to join a high-profile tenant mix. With modern construction, excellent curb appeal, ample parking, and steady foot traffic, this property is well-suited for both investors and owner-occupants looking to offset costs with reliable rental income. Located just minutes from Inspira Medical Center and Route 55, this prime office asset benefits from Vineland's ongoing commercial growth and Urban Enterprise Zone incentives. Whether you are seeking a stabilized addition to your portfolio or a strategic 1031 exchange option, 1051 W Sherman Ave, Building 5 is a high-performing commercial property positioned for long-term value and stability.

## PROPERTY DETAILS

|                   |                                    |                                                               |                  |
|-------------------|------------------------------------|---------------------------------------------------------------|------------------|
| Exterior<br>Brick | ParkingGarage<br>11 or More Spaces | InteriorFeatures<br>220 Volt Electricity<br>Handicap Features | Basement<br>Slab |
|-------------------|------------------------------------|---------------------------------------------------------------|------------------|



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