



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

Price \$2,595,000.00



#### PROPERTY DETAILS

Total Rooms	0
Bedrooms	0
Baths Full	0
Baths Half	0
Year Built	2006
Type	
Block Number	7001
Listing #	596751
Taxes	25281.00

#### 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,...*

#### PROPERTY FEATURES

Exterior Brick	ParkingGarage 11 or More Spaces Off Street Paved	InteriorFeatures 220 Volt Electricity Handicap Features	Basement Slab
Heating Gas-Natural Multi-Zoned	Cooling Central Multi-Zoned	HotWater Gas	Water Public
Sewer Public Sewer			

#### CONTACT



Ask for Ben Duncan  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-600-7531  
Email to: bmd@bergerrealty.com

Scan to see Property page.



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

Price \$2,595,000.00



#### PROPERTY DETAILS

Total Rooms	0
Bedrooms	0
Baths Full	0
Baths Half	0
Year Built	2006
Type	
Block Number	7001
Listing #	596751
Taxes	25281.00

#### 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,...*

#### PROPERTY FEATURES

Exterior Brick	ParkingGarage 11 or More Spaces Off Street Paved	InteriorFeatures 220 Volt Electricity Handicap Features	Basement Slab
Heating Gas-Natural Multi-Zoned	Cooling Central Multi-Zoned	HotWater Gas	Water Public
Sewer Public Sewer			

#### CONTACT



Ask for Ben Duncan  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-600-7531  
Email to: bmd@bergerrealty.com

Scan to see Property page.

