

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
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<br>Brick                     | ParkingGarage<br>11 or More Spaces<br>Off Street<br>Paved | InteriorFeatures<br>220 Volt Electricity<br>Handicap Features | Basement<br>Slab |
| Heating<br>Gas-Natural<br>Multi-Zoned | Cooling<br>Central<br>Multi-Zoned                         | HotWater<br>Gas   | Water<br>Public  |
| Sewer<br>Public Sewer                 |   |   |                  |

## CONTACT



Ask for Cynthia Henes  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-705-5188  
Email to: cah@bergerrealty.com

Scan to see Property page.



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