



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 \$625,000.00



#### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   | 2006    |
| Type         |         |
| Block Number | 7001    |
| Listing #    | 597870  |
| Taxes        | 8278.00 |

#### 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...*

#### PROPERTY FEATURES

|             |                   |                      |             |
|-------------|-------------------|----------------------|-------------|
| 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             | Sewer                |             |
| Central     | Public            | Public Sewer         |             |
| Gas         |                   |                      |             |
| Multi-Zoned |                   |                      |             |

#### CONTACT



Ask for Barbara Varacalli  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-602-4706  
Email to: bav@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 \$625,000.00



#### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   | 2006    |
| Type         |         |
| Block Number | 7001    |
| Listing #    | 597870  |
| Taxes        | 8278.00 |

#### 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...*

#### PROPERTY FEATURES

|             |                   |                      |             |
|-------------|-------------------|----------------------|-------------|
| 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             | Sewer                |             |
| Central     | Public            | Public Sewer         |             |
| Gas         |                   |                      |             |
| Multi-Zoned |                   |                      |             |

#### CONTACT



Ask for Barbara Varacalli  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-602-4706  
Email to: bav@bergerrealty.com

Scan to see Property page.

