



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



1051 Sherman, Vineland, NJ, 08360

Price \$3,500,000.00



#### PROPERTY DETAILS

Total Rooms	
Bedrooms	0
Baths Full	0
Baths Half	0
Year Built	
Type	
Block Number	7001
Listing #	597877
Taxes	36823.00

#### 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 immed...*

#### PROPERTY FEATURES

Exterior	ParkingGarage	InteriorFeatures	Basement
Brick	11 or More Spaces	220 Volt Electricity Handicap Features	Slab

Heating	Cooling	HotWater	Water
Gas-Natural	Central	Electric	Public
Multi-Zoned	Multi-Zoned		

Sewer  
Public Sewer

#### CONTACT



Ask for J.K. Hepner, III  
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3160 Asbury Avenue, Ocean City  
Call: 609-457-9457  
Email to: jkh@bergerrealty.com

Scan to see Property page.



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