

# Berger Realty

Since 1926



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500  
oc17@BergerRealty.com



1051 Sherman Ave, 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 Laryn Crisci  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 610-368-8416  
Email to: lrc@bergerrealty.com

Scan to see Property page.



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