



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 | Slab     |
|          |                   | Handicap Features    |          |

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

Sewer  
Public Sewer

#### CONTACT



Ask for Nicole Williams  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 856-357-6463  
Email to: ncw@bergerrealty.com

Scan to see Property page.



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