

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



405/383 White Horse  
Hammonton, NJ 08037

Asking \$449,000.00



## COMMENTS

Come out to see this amazing opportunity to acquire this multi-use property located in Hammonton, NJ, a town in Atlantic County and a suburb of Atlantic City and Philadelphia. This property sits on the bustling White Horse Pike (State Highway #30), in the middle of the Highway Business District, boasting of approximate 25,000 VPD and allowing for plenty of visibility and traffic. This property is located 35 miles from Center City Philadelphia, 31 miles to Atlantic City / South Jersey Beaches, and minutes from major highways (SH#73, Black Horse Pike, SH#54, SH#206, Atlantic City Expressway, and SH#42). The 5-mile area surrounding the property exhibits excellent demographics with a growing population. This property has operated as a prominent lawyer's office, with a large front reception area, a large conference room, 5 sizable offices, a kitchen area, and 2.5 baths. Public water and sewer, a sprinkler system, and a full storage basement. This property is surrounded by a medical office complex within the Gino Pinto Plaza. There is an oversized parking lot (35+ parking spaces) recently paved, with updated exterior lighting, and professional signage on the White Horse Pike. Call today to schedule a showing.

## PROPERTY DETAILS

ParkingGarage	InteriorFeatures	Basement	Heating
11 or More Spaces	Living Space Available	Full	Forced Air
Other (See Remarks)	Restroom	Unfinished	

Security System

Smoke/Fire Alarm

Storage

Asker for Sheilah Baran

Berger Realty Inc

Water1330 Bay Avenue, Ocean City

PublicSewerPublic Sewer

Call: 609-391-1330

Email to: sdb@bergerrealty.com

