

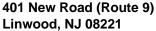


Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com





Asking \$4,750,000.00











## COMMENTS

Did you ever want to own a Trophy Class A office building? Make your mark with this standout property! Revel in this Class A Office Building which comes with stunning architecture, and over 20,000 SF! Almost fully occupied, it boasts five reputable tenants and sits on a major highway, a mere 15 minutes from sought-after coastal spots. It offers unmatched exposure, thanks to its eyecatching signage and ample parking with over 98 spots. Plus, the convenience of dual entries on either side of the building. The current roster of tenants features prominent national brands, credit tenants, and thriving local enterprises, positioning this property as a hub for growth. Equipped with an elevator and a state-of-the-art security system, it promises both safety and allure.

	PROPER1	TY DET	TAIL:
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Exterior OutsideFeatures ParkingGarage InteriorFeatures
Brick Security Light/System 11 or More Spaces Restroom
Sign Off Street Security System
Paved Smoke/Fire Alarm

HeatingCoolingWaterSewerGas-NaturalCentralPublicPublic Sewer



Ask for Jeff Haas Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: jsh@bergerrealty.com

