



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 ☑ info@bergerrealty.com



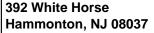












Asking \$3,499,000.00



COMMENTS

MEDICAL OFFICE BUILDING INVESTMENT - ANCHORED BY FRESENIUS KIDNEY CARE. LONG-TERM LEASES IN PLACE (Fresenius 8,400sf; Dermatology 3,000 sf; Podiatrist 1,000 sf). 2025 scheduled gross income is \$350,000 with est 75,000 operating expenses. No lease expirations or renewals coming up until 2028 and 2029! PROPERTY DETAILS

HotWater

Gas

| Exterior | |
|----------|--|
| Stucco | |
| | |
| | |

ParkingGarage 11 or More Spaces Off Street

Cooling

Central

Multi-Zoned

InteriorFeatures Basement Security System Slab Smoke/Fire Alarm Three Phase Electric

Water Public

Sewer Public Sewer

Gas-Natural

Multi-Zoned

Heating



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

