

Berger Realty

Since 1928



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
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392 White Horse
Hammonton, NJ 08037

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

Exterior Stucco	ParkingGarage 11 or More Spaces Off Street	InteriorFeatures Security System Smoke/Fire Alarm Three Phase Electric	Basement Slab
Heating Gas-Natural Multi-Zoned	Cooling Central Multi-Zoned	HotWater Gas	Water Public
Sewer Public Sewer			



Ask for James Monteleone
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