

Berger Realty

Since 1928



Berger Realty, Inc.
3160 Asbury 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 Nicole Williams
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