



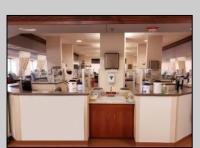
Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 ☑ info@bergerrealty.com





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 DI	ETAILS
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Exterior ParkingGarage InteriorFeatures Basement
Stucco 11 or More Spaces Security System Slab
Off Street Smoke/Fire Alarm
Three Phase Electric

HeatingCoolingHotWaterWaterGas-NaturalCentralGasPublicMulti-ZonedMulti-Zoned

Sewer Public Sewer



Ask for Steven Orner Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

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