



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



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