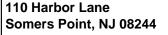




Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 ☑ info@bergerrealty.com







Asking \$2,299,000.00



## COMMENTS

GREAT INVESTMENT OPPORTUNITY! Prime Class A medical/professional space available in a top-tier medical office building, strategically located adjacent to Shore Medical Center. This 12,000+ SF property offers a central hub to serve Atlantic and Cape May Counties, with excellent accessibility and visibility. Features include over 50 dedicated parking spaces for staff and clients. Ideal for medical practices, professional offices, or healthcare-related businesses seeking a high-quality, turnkey environment in a thriving medical corridor. \*Approximately 5,000 SF available for lease\*

| PROPERTY DETAILS |                       |                   |                     |
|------------------|-----------------------|-------------------|---------------------|
| Exterior         | OutsideFeatures       | ParkingGarage     | InteriorFeatures    |
| Stucco           | Security Light/System | 11 or More Spaces | Elevator Pass       |
|                  | See Remarks           | Off Street        | Other (See Remarks) |
|                  | Sign                  | Paved             | Restroom            |
| Heating          | Cooling               | Water             | Sewer               |
| Gas-Natural      | Central               | Public            | Public Sewer        |





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

