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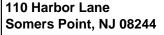












Asking \$2,299,000.00



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 |
| ricuting | oooning | vvator | 001101 |

Public

Gas-Natural



Public Sewer



Ask for John Tonkinson Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: jtn@bergerrealty.com

