

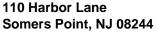


Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



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 Stucco	OutsideFeatures Security Light/System	ParkingGarage 11 or More Spaces	InteriorFeatures Elevator Pass
Cidooo	See Remarks		Other (See Remarks)
	Sign	Paved	Restroom

Water

Public





Cooling

Central

Heating

Gas-Natural



Sewer Public Sewer