

# Berger Realty

Since 1926



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

Price \$3,499,000.00



### PROPERTY DETAILS

Total Rooms	
Bedrooms	0
Baths Full	0
Baths Half	0
Year Built	
Type	
Block Number	2301
Listing #	591885
Taxes	38726.00

### 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 FEATURES

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

### CONTACT

SALE



Ask for Bader - Collins Associates  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call:  
Email to: [bca@bergerrealty.com](mailto:bca@bergerrealty.com)  
<http://www.BADERCOLLINS.com>

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