



3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com

Price \$3,499,000.00

Berger Realty, Inc.

392 White Horse, Hammonton, NJ, 08037

PROPERTY DETAILS	
Total Rooms	
Bedrooms	0
Baths Full	0
Baths Half	0
Year Built	
Туре	
Block Number	2301
Listing #	591885
Taxes 38	3726.00

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!...

	PROPER	TY 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



Ask for Ben Duncan Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-600-7531 Email to: bmd@bergerrealty.com



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392 Wh	ite Horse, Hammonton, NJ, (Price \$3,4 ERTY DETAILS	99,000.0
		Total Rooms Bedrooms Baths Full Baths Half Year Built Type Block Number Listing # Taxes		230 5918 38726.0
	CON	MENTS		
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	PROPERT			
Exterior		TY FEATURES	Basement	
Exterior Stucco	PROPER1 ParkingGarage 11 or More Spaces Off Street	TY FEATURES InteriorFeatures Security System Smoke/Fire Alarm Three Phase Electric	Basement Slab	
	ParkingGarage 11 or More Spaces	InteriorFeatures Security System Smoke/Fire Alarm		
Stucco	ParkingGarage 11 or More Spaces Off Street	InteriorFeatures Security System Smoke/Fire Alarm Three Phase Electric	Slab	
Stucco Heating Gas-Natural	ParkingGarage 11 or More Spaces Off Street Cooling Central	InteriorFeatures Security System Smoke/Fire Alarm Three Phase Electric HotWater	Slab Water	
Stucco Heating Gas-Natural Multi-Zoned Sewer	ParkingGarage 11 or More Spaces Off Street Cooling Central Multi-Zoned	InteriorFeatures Security System Smoke/Fire Alarm Three Phase Electric HotWater	Slab Water	