

# Berger Realty

Since 1926



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

info@bergerrealty.com



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392 White Horse, Hammonton, NJ, 08037

Price \$3,499,000.00

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### PROPERTY DETAILS

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



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### 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!...**

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### PROPERTY FEATURES

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

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### CONTACT



Ask for Lori McCloskey  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-214-3078  
Email to: lam@bergerrealty.com

Scan to see Property page.



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