



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	
<b>Taxes</b> 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!...

	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 Leon Grisbaum Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: Email to:



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Berge	since 1921*	310 Occ 1-877-	erger Realty, Inc. 50 Asbury Avenue 2an City, NJ 08226 RE 237 4371 / 609-399-0076 fo@bergerrealty.com	R
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		PROI	PERTY DETAILS	
		Total Rooms Bedrooms Baths Full Baths Half Year Built Type Block Number Listing #		0 0 0 2301 1885
	- Anthenika a	Taxes	3872	
	COI	MENTS		
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	ParkingGarage 11 or More Spaces	InteriorFeatures Security System Smoke/Fire Alarm	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	
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 Gas	Slab Water	age.