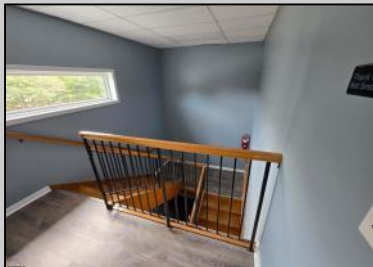


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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555 New Jersey  
Absecon, NJ 08201

Asking \$16.00



#### COMMENTS

Approx. 3000sq ft office space available on second floor. Building was recently renovated. Asking \$16/sf NNN lease. Looking for atleast 3 year lease. There is No elevator to second floor. CAM charges are approx. \$7,400 per year which includes taxes, water, sewer, waste. Tenant pays utilities for unit. Security deposit of 2x monthly rent required.

#### PROPERTY DETAILS



Ask for Karen A. Becker  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: kab@bergerrealty.com

