

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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392 White Horse  
Hammonton, NJ 08037

Asking \$3,499,000.00



## 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 DETAILS

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			



Ask for Carol Cawley  
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