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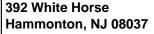












Asking \$3,499,000.00



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

HotWater

Gas

InteriorFeatures	
Security System	
Smoke/Fire Alarm	
Three Phase Elect	

Cooling

Central

Multi-Zoned

Features Basement ty System Slab //Fire Alarm Phase Electric

> Water Public

Sewer Public Sewer

Gas-Natural

Multi-Zoned

Exterior

Stucco

Heating



Ask for Kevin Laskowski Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: kml@bergerrealty.com

