

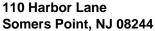


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Asking \$2,299,000.00













## **COMMENTS**

GREAT INVESTMENT OPPORTUNITY! Prime Class A medical/professional space available in a top-tier medical office building, strategically located adjacent to Shore Medical Center. This 12,000+ SF property offers a central hub to serve Atlantic and Cape May Counties, with excellent accessibility and visibility. Features include over 50 dedicated parking spaces for staff and clients. Ideal for medical practices, professional offices, or healthcare-related businesses seeking a high-quality, turnkey environment in a thriving medical corridor. \*Approximately 5,000 SF available for lease\*

PROF	FRTY	DFTA	II S

Exterior Stucco	OutsideFeatures Security Light/System See Remarks Sign	ParkingGarage 11 or More Spaces Off Street Paved	InteriorFeatures Elevator Pass Other (See Remarks) Restroom
Heating	Cooling	Water	Sewer

Public



Gas-Natural

Ask for Alexandra Aylward Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: aaa@bergerrealty.com

Central



Public Sewer