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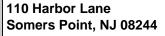












Asking \$2,299,000.00



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*

| Exterior | PROPERTY DETAILS | | |
|----------|-----------------------|-------------------|-----------|
| | OutsideFeatures | ParkingGarage | InteriorF |
| Stucco | Security Light/System | 11 or More Spaces | Elevator |
| | See Remarks | Off Street | Other (S |
| | Sign | Paved | Restroor |
| Heating | Cooling | Water | Sewer |

Central

InteriorFeatures Elevator Pass Other (See Remarks) Restroom

Sewer Public Sewer



Gas-Natural

Ask for Christopher Malinowski Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: cma@bergerrealty.com

Public

