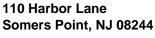


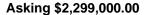


Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com





















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*

PRO	PFRTY	DETAIL	S

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

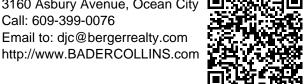
Public



Gas-Natural

Central

Ask for Dale Collins Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: djc@bergerrealty.com



Public Sewer