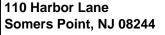




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com







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*

| PROPERTY DETAILS | | | |
|--------------------|---|--|--|
| Exterior Stucco | OutsideFeatures Security Light/System See Remarks | ParkingGarage 11 or More Spaces Off Street | InteriorFeatures Elevator Pass Other (See Remarks) |
| | Sign | Paved | Restroom |
| Heating | Cooling | Water | Sewer |
| Gas-Natural | Central | Public | Public Sewer |





Ask for John Clarke Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: jwc@bergerrealty.com





