

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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110 Harbor Ln  
Somers Point, NJ 08244

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 Sign	ParkingGarage 11 or More Spaces Off Street Paved	InteriorFeatures Elevator Pass Other (See Remarks) Restroom
Heating Gas-Natural	Cooling Central	Water Public	Sewer Public Sewer



Ask for Norman Hartzel  
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