

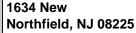


Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com





Asking \$1,695,000.00











## **COMMENTS**

FOR SALE! PRIME LOCATION! This commercial property is currently configured for medical use, offering over 20 rooms, multiple reception areas, and a grand entry foyer. The ground-floor layout includes in-slab drainage and direct access from the parking lot for easy patient entry. Staff can enjoy dedicated break areas, and there's a bonus second-floor seminar space with additional storage. The property features ample on-site parking for 30+ vehicles and a prominent, high-visibility sign with multiple panels, ideal for advertising. Situated on a busy thoroughfare, this location ensures maximum exposure and convenience for your business.

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PROPERTY DETAILS						
Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures			
Block Vinyl	Sign	11 or More Spaces Off Street Paved	Display Windows Restroom Security System			

Basement	Heating	Cooling	Water
Slab	Forced Air	Central	Public
	Gas-Natural	Multi-Zoned	

Multi-Zoned



Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: cll@bergerrealty.com

