

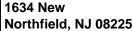


Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



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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.

	PROPERT	Y DETAIL

Multi-Zoned

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

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



Ask for Rodman Pierce Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211

