



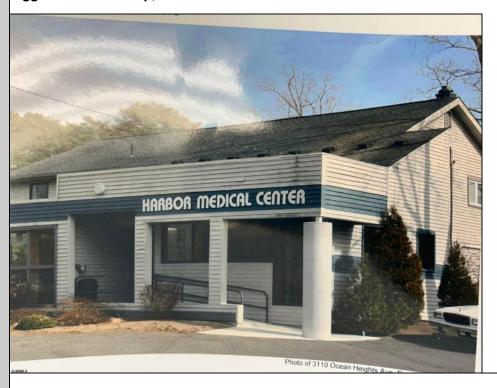
Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



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## 3110 Ocean Heights Egg Harbor Township, NJ 08234

Asking \$949,999.00



## **COMMENTS**

OFFICE and PROFESSIONAL BUILDING PRIME LOCATION in EHT! 3925 square feet with 12 offices on two levels. This well-appointed building includes 2.5 baths (including a shower) kitchen, bull-pen for extra desks, two waiting areas and an additional main lobby for reception. This building has street frontage with Ocean Heights Ave and over 20 parking spaces with room for more and an ambulance bay. PERFECT FOR: medical offices, dental, counseling services, law offices, accountants, mortgage and the list goes on and on!! The building has 3 zones for air conditioning with one that is a dual heat pump. Additional window units allow for work after hours without running the main AC. Also, a fantastic opportunity for rental income while running your business!!

## **PROPERTY DETAILS**

Exterior OutsideFeatures ParkingGarage Stucco Restrooms 11 or More Spaces InteriorFeatures Display Windows Fire Sprinkler System Handicap Features Smoke/Fire Alarm Storage

Cooling

HotWater Gas

Water **Public** 

Sewer Public Sewer



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