

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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<br>Stucco | OutsideFeatures<br>Restrooms | ParkingGarage<br>11 or More Spaces | InteriorFeatures<br>Display Windows<br>Fire Sprinkler System<br>Handicap Features<br>Smoke/Fire Alarm<br>Storage |
| Cooling<br>Central | HotWater<br>Gas              | Water<br>Public                    | Sewer<br>Public Sewer                                                                                            |



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