

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



392 White Horse, Hammonton, NJ, 08037

Price \$3,499,000.00

## PROPERTY DETAILS

|              |          |
|--------------|----------|
| Total Rooms  | 0        |
| Bedrooms     | 0        |
| Baths Full   | 0        |
| Baths Half   | 0        |
| Year Built   |          |
| Type         |          |
| Block Number | 2301     |
| Listing #    | 591885   |
| Taxes        | 38726.00 |

## COMMENTS

**MEDICAL OFFICE BUILDING INVESTMENT - ANCHORED BY FRESENIUS KIDNEY CARE. LONG-TERM LEASES IN PLACE (Fresenius 8,400sf; Dermatology 3,000 sf; Podiatrist 1,000 sf). 2025 scheduled gross income is \$350,000 with est 75,000 operating expenses. No lease expirations or renewals coming up until 2028 and 2029!...**

## PROPERTY FEATURES

|                                       |  |   |                  |
|---------------------------------------|--|---|------------------|
| Exterior<br>Stucco                    | ParkingGarage<br>11 or More Spaces<br>Off Street | InteriorFeatures<br>Security System<br>Smoke/Fire Alarm<br>Three Phase Electric | Basement<br>Slab |
| Heating<br>Gas-Natural<br>Multi-Zoned | Cooling<br>Central<br>Multi-Zoned                | HotWater<br>Gas   | Water<br>Public  |
| Sewer<br>Public Sewer                 |  |   |                  |

## CONTACT



Ask for John Sweeney  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 570-620-7677  
Email to: jjs@bergerrealty.com

Scan to see Property page.



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