



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

Price \$3,499,000.00

Berger Realty, Inc.

392 White Horse, Hammonton, NJ, 08037

PROPERTY DETAILS	
Total Rooms	
Bedrooms	0
Baths Full	0
Baths Half	0
Year Built	
Туре	
Block Number	2301
Listing #	591885
Taxes 38	3726.00

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

Sewer Public Sewer

CONTACT

Scan to see Property page.



Ask for Tom Melchionni Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-602-8208 Email to: tom@bergerrealty.com



Berge	er Realty	3160 Ocea 1-877-2	rger Realty, Inc.) Asbury Avenue m City, NJ 08226 37-4371 / 609-399-0076 p@bergerrealty.com	REALTOR
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