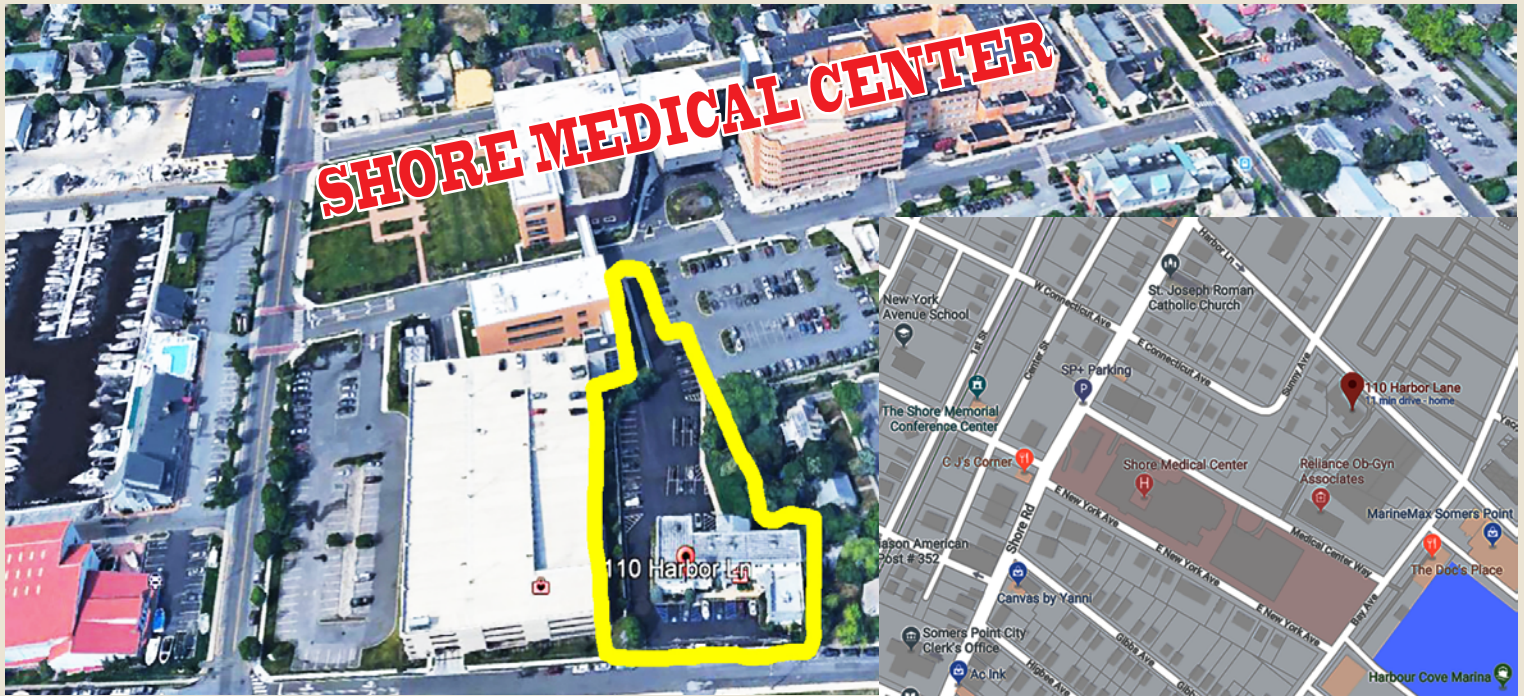


'SHORE' OFFICE DEAL!



110 HARBOR LN SOMERS POINT, NJ

PRIME MEDICAL/PROFESSIONAL BUILDING, LOCATED ADJACENT TO SHORE MEDICAL CENTER. 12,000 SF. CENTRALLY LOCATED TO SERVICE ATLANTIC & CAPE MAY COUNTIES. CLASS "A" OFFICE SPACE. CURRENTLY 2 LONG-TERM LEASES IN PLACE. THE VACANT SPACE IS APPX 5,350 SF & CONSISTS OF 8 EXAM ROOMS, A LARGE WAITING AREA, PRIVATE OFFICES & EMPLOYEE LOUNGE AREA. 50 PARKING SPACES. 2019 TAXES: \$53,010

LEASE

\$22/SF Gross + Utilities

SALE

~~\$2,900,000~~
\$2,150,000

All information is deemed to be from sources that are reliable, however, the property Owner and Berkshire Hathaway Home Services, Fox & Roach, Realtors (it's principles, employees or agents) make no warranty as to the accuracy of the information contained herein. This information is submitted subject to errors or omissions which may be changed without liability upon discovery, and changes of availability and terms without prior notice. There are many factors that effect property value, such as zoning/planning issues and construction codes, environmental concerns such as buried tanks, asbestos, hazardous spills, lead paint, radon, etc; pest infestation, and the prospective Tenant or Purchaser agrees to take full responsibility for



**BERKSHIRE
HATHAWAY**
HomeServices

Fox & Roach, REALTORS®

**1001 Tilton Road
Northfield, NJ 08225
Office: (609) 646-1900
Fax: (609) 677-4477**

Bryan Baehrle
Salesperson
Cell: (609) 457-9503
bryan.baehrle@foxroach.com



RICH BAEHRLE
GET RICH IN REAL ESTATE

Richard "Rich" Baehrle
Broker-Salesperson
Cell: (609) 226-6680
richardbaehrle@gmail.com



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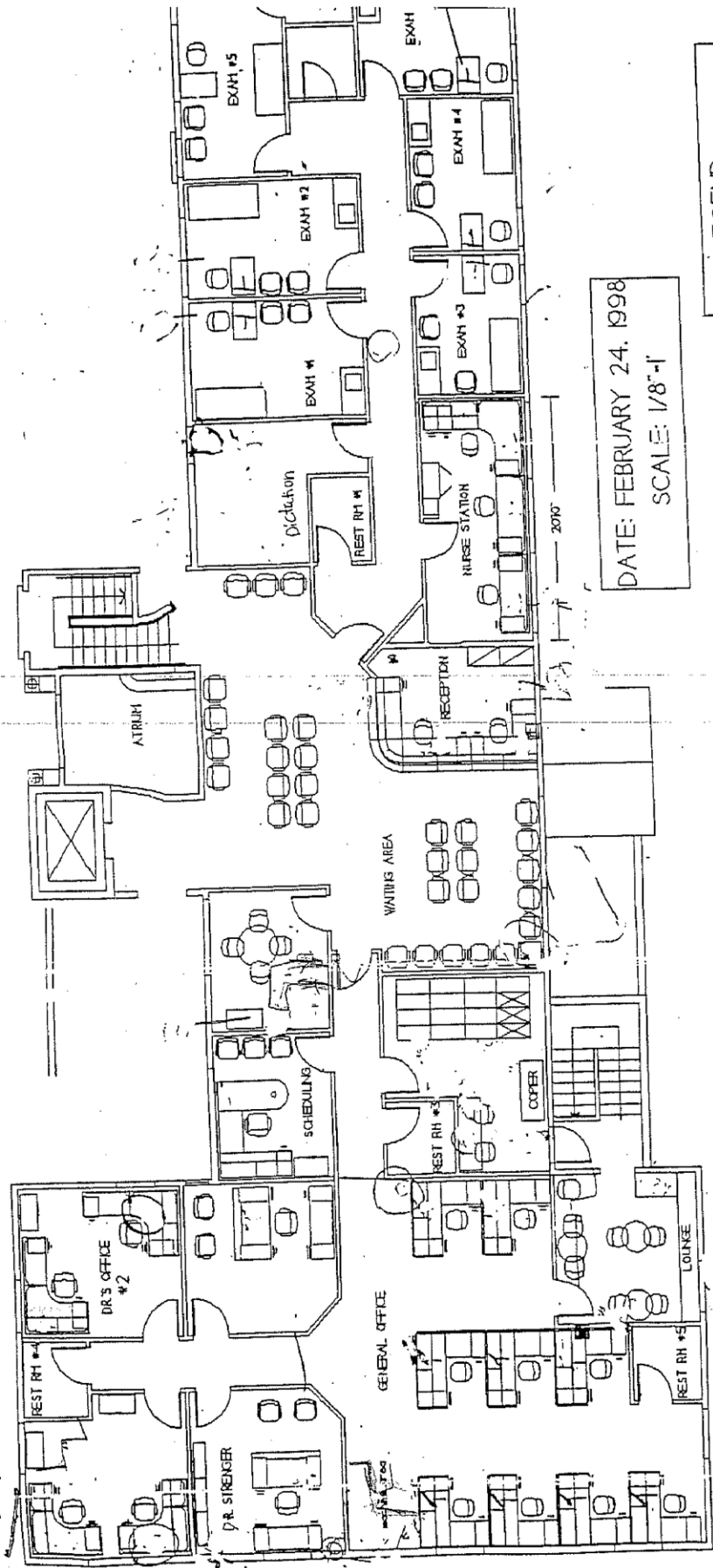
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DATE: FEBRUARY 24, 1998
SCALE: 1/8"=1'

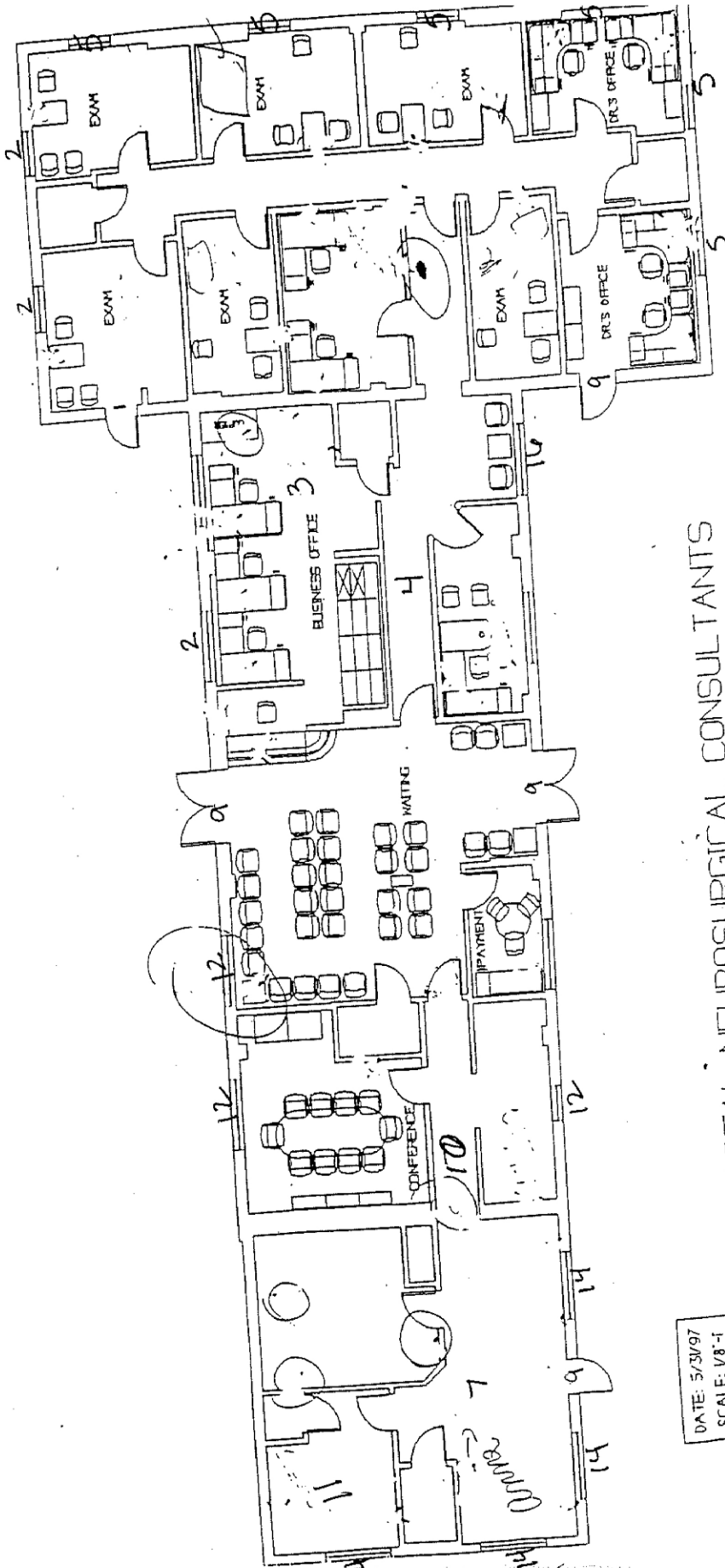
LEGEND	
	= base-power in
	= 42"H panel
	= 53"H panel
	= 65"H panel

COASTAL PHYSICIANS AND SURGEONS
proposed by: W. S. GOFF COMPANY, INC.

SECOND FLOOR

Somers Point

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COASTAL NEUROSURGICAL CONSULTANTS

FIRST FLOOR

DATE: 5/31/97
SCALE: 1/8"=1'

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HARBOR ASSOCIATES

GROSS INCOME

TENANT 1: \$29,760/YR

TENANT 2: \$116,016/YR

TENANT 3: \$117,700/YR (EST) (VACANT-5,350 SF)

TOTAL INCOME: \$263,476

EXPENSES

TAXES: \$51,894

INSURANCE: \$7,325

MAINTENANCE: \$14,440

UTILITIES

SEWER: \$2,220

WATER: \$3,721

ELECTRIC: \$2,865

TOTAL EXPENSES: \$82,465

NET INCOME: \$181,011