



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





1226 Tilton Road Northfield, NJ 08225

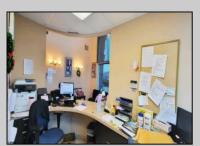
Asking \$1,300,000.00











## **COMMENTS**

Introducing the lucrative investment opportunity at 1226 TILTON RD, NORTHFIELD! This impressive property boasts a promising 2022 PRO FORMA income of \$144,000, making it an ideal addition to your real estate portfolio. Generating an attractive gross income of \$144,000, this property is highly appealing to savvy investors looking for substantial returns. Additionally, the net income of \$88,898 showcases its potential for long-term profitability. Operating costs are efficiently managed with expenses totaling \$55,102. These include expenses like taxes of \$29,171, insurance at \$6,477, maintenance at \$11,850, landscaping costs of \$7,204, and affordable sewer expenses of only \$400. The prime location of 1226 TILTON RD, NORTHFIELD adds further value to this investment opportunity. Prominently situated in a desirable area, this property benefits from high visibility and easy accessibility. Whether you\'re an experienced investor or a first-time buyer, this commercial real estate gem offers tremendous potential for future growth and success. Don't miss out on the chance to own 1226 TILTON RD, NORTHFIELD - an income-generating asset that will exceed your expectations. Take advantage of this remarkable offering today!

**PROPERTY DETAILS** 

Exterior OutsideFeatures InteriorFeatures **Basement** Frame/Wood Sign Handicap Features Slab

Cooling Water Central Public Ask for Domenic Ballerini Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

Email to: dvb@bergerrealty.com



Sewer

**Public Sewer** 

