

# Berger Realty

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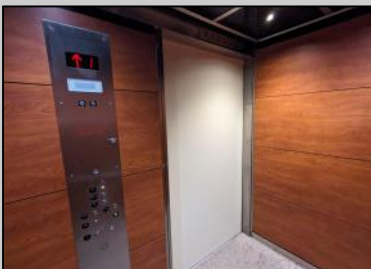


Berger Realty, Inc  
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 Ocean City, NJ 08226  
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**1501 TILTON RD**  
**Northfield, NJ 08225**

**Asking \$4,949,000.00**



SJSRMLS

### COMMENTS

Prime Opportunity in Northfield! Seize the moment with this exceptional property, strategically positioned in the heart of Northfield's business district. Extensive corner location, 15,713 square foot 3 story building. Currently occupied by 2 prominent businesses - Title Company of Jersey and Bank of America. Bank of America is set to move by September 2024. Located in a high visibility area with bustling daily traffic, this property is primed for success. The building has 3 stories including the basement - each level has expansive office areas, meeting rooms, kitchen, bathrooms and each level is equipped with a vault totaling 3 on premises. The building also has an elevator. Zoned for business professional, this space accommodates offices, medical facilities, and more. For inquiries regarding alternative uses, please consult the City of Northfield zoning department. Ample of parking space can accommodate any type of business. Don't miss out on this prime opportunity! Contact us today to secure your foothold in this cornerstone Northfield location.

### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	InteriorFeatures	Basement
Sign	11 or More Spaces	Fire Sprinkler System	Finished
	Off Street	Handicap Features	Full
	Paved	Other (See Remarks)	
		Restroom	
		Smoke/Fire Alarm	



Ask for Cassidy Fletcher  
 Multi-Zoned  
 Wall Units  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: crf@bergerrealty.com

Water  
 Public

