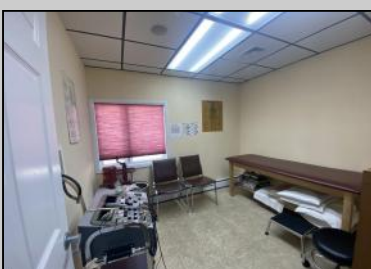
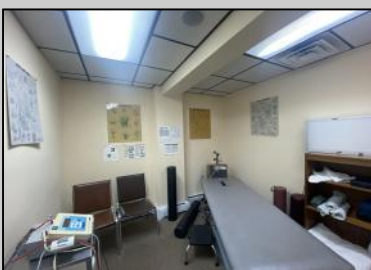
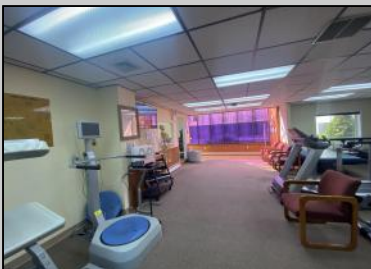




2406 New Rd  
 Northfield, NJ 08225

Asking \$345,000.00

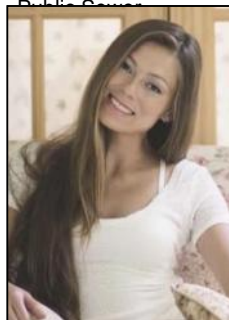


### COMMENTS

This commercial building is in a highly sought-after location on a busy main road in Northfield's business district. Currently used as a rehab facility, it includes four exam rooms, a large open space, two washrooms, a kitchenette, two offices and storage. With three separate entrances, the building offers flexibility, allowing it to be divided for use by multiple businesses. Its location, combined with the practical layout, makes it an ideal investment opportunity in a bustling business area. Seller is motivated. Bring an offer. Seller would like to sell gym and rehab equipment separately.

### PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Security Light/System	ParkingGarage 6 to 10 Spaces	InteriorFeatures Restroom Smoke/Fire Alarm
Heating Baseboard Gas-Natural Hot Water	Cooling Central	HotWater Gas	Water Public
Sewer Public Sewer			



Ask for Margarita Kobilianets  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: mak@bergerrealty.com

