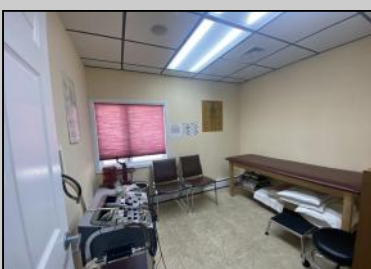
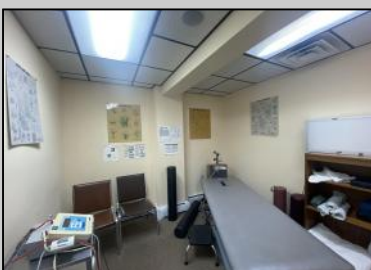




2406 New Rd  
 Northfield, NJ 08225

Asking \$425,000.00



### 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 would like to sell gym and rehab equipment separately.

### PROPERTY DETAILS

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



Ask for Phillip Bellucci  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: pjb@bergerrealty.com

