

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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1801 Zion  
Northfield, NJ 08225

Asking \$740,000.00



SJSRMLS

#### COMMENTS

FOR SALE. 4,000+/- sf office building at the corner of New Rd & Zion Rd. Currently 4 units. 1st floor: 2 units of which one is currently leased. 2nd floor: 2 units which are vacant and can be combined to create 2,190+/- rentable square feet. Perfect for an owner / occupant wanting income and / or expansion potential. On-site parking for 21 cars. Prime signage on New Rd/Rte 9. Located on the business corridor with excellent access to the GSP and all Shore points. All suites are built out with offices, reception, restrooms and bullpen areas. Located on a NJ transit bus route.

#### PROPERTY DETAILS

Ask for Louis Paone  
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