

# Berger Realty

Since 1928



Berger Realty, Inc  
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327 Central Avenue  
Linwood, NJ 08221

Asking \$1,499,000.00



#### COMMENTS

EXCELLENT INVESTMENT OPPORTUNITY! This Class 'A' office building, located in the heart of Linwood, NJ, offers approximately 11,000 square feet of prime office space. The property is anchored by four established credit tenants, providing a steady and reliable income stream. Conveniently situated just off US-9 (New Rd) and within close proximity to the popular Linwood Bike Path, this location boasts excellent visibility and accessibility. With approximately 1,800 square feet of vacant space available, there's additional potential for expansion or new tenants. Ideal for a variety of office and professional uses, this property presents a rare chance to own a premium commercial asset in a thriving area.

#### PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Brick	See Remarks	11 or More Spaces	Other (See Remarks)
Frame/Wood	Sign	Off Street	
		Paved	
Heating	Cooling	Water	Sewer
Forced Air	Central	Public	Public Sewer



Ask for Adelaide Misal  
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