



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



Ask for Denise Kelley  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: dlk@bergerrealty.com

