



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



Asking \$1,499,000.00

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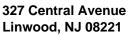














## **COMMENTS**

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.

PROPER	RTY DETAILS
Outside Freetones	D = -1

Exterior OutsideFeatures ParkingGarage InteriorFeatures
Brick See Remarks 11 or More Spaces Other (See Remarks)
Frame/Wood Sign Off Street

Frame/Wood Sign Off Str Paved

Heating Cooling Water Sewer
Forced Air Central Public Public Sewer



Ask for Ludwik Samselski Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: Is@bergerrealty.com

