

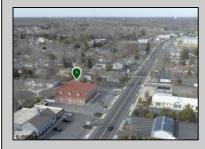


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300 info@bergerrealty.com



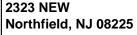












Asking \$2,400,000.00



COMMENTS

Fantastic Commercial Property with Long-Term Established Tenancy. Don't miss out on this incredible opportunity to own a premier commercial property in Northfield, currently leased to a beloved & well established local institution. This newly constructed building is in pristine condition (built in 2021), with the current tenant being the first tenant to thoughtfully customize the space to meet their needs. The property offers a spacious layout with ample parking, ensuring convenience for both staff and visitors including rear yard. Its prime location adds tremendous value, making it an ideal investment for the savvy buyer looking for a secure, longterm income stream. With a stable tenant in place and a high-demand area, this is a rare find that combines modern construction with an established, well-regarded business. Take advantage of this fantastic opportunity to own a piece of prime commercial real estate and enhance your investment portfolio. (The original layout was designed for 4 separate units) Just a Prime pristine investment property with a premier tenancy!! **PROPERTY DETAILS**

Exterior Masonry Stucco

OutsideFeatures

Fence

ParkingGarage 11 or More Spaces Off Street

InteriorFeatures 220 Volt Electricity Fire Sprinkler System Handicap Features Restroom Security System Smoke/Fire Alarm



Ask for Sheilah Baran CoBlegger Realty IncHotWater Cepted Really Inc. Gastan Central Bay Avenue, Ocean City Multi-Zoned Call: 609-391-1330 Email to: sdb@bergerrealty.com

