



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



401 New Road (Route 9), Linwood, NJ, 08221

Price \$4,750,000.00

#### PROPERTY DETAILS

|              |          |
|--------------|----------|
| Total Rooms  |          |
| Bedrooms     | 0        |
| Baths Full   | 0        |
| Baths Half   | 0        |
| Year Built   | 1990     |
| Type         |          |
| Block Number | 149      |
| Listing #    | 590753   |
| Taxes        | 93070.00 |

#### COMMENTS

*Did you ever want to own a Trophy Class A office building? Make your mark with this standout property! Revel in this Class A Office Building which comes with stunning architecture, and over 20,000 SF! Almost fully occupied, it boasts five reputable tenants and sits on a major highway, a mere 15 minutes from sought-after coastal spots. It offers unmatched exposure, thanks ...*

#### PROPERTY FEATURES

|                        |  |   |   |
|------------------------|--|---|---|
| Exterior<br>Brick      | OutsideFeatures<br>Security Light/System<br>Sign | ParkingGarage<br>11 or More Spaces<br>Off Street<br>Paved | InteriorFeatures<br>Restroom<br>Security System<br>Smoke/Fire Alarm |
| Heating<br>Gas-Natural | Cooling<br>Central                               | Water<br>Public   | Sewer<br>Public Sewer   |

#### CONTACT



Ask for Ben Duncan  
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3160 Asbury Avenue, Ocean City  
Call: 609-600-7531  
Email to: bmd@bergerrealty.com

Scan to see Property page.



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