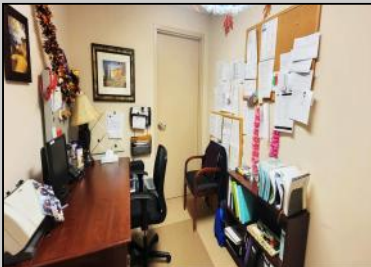


# Berger Realty

Since 1928



Berger Realty, Inc.  
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Ocean City, NJ 08226  
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info@bergerrealty.com



1226 Tilton Road  
Northfield, NJ 08225

Asking \$1,300,000.00



## COMMENTS

Introducing the lucrative investment opportunity at 1226 TILTON RD, NORTHFIELD! This impressive property boasts a promising 2022 PRO FORMA income of \$144,000, making it an ideal addition to your real estate portfolio. Generating an attractive gross income of \$144,000, this property is highly appealing to savvy investors looking for substantial returns. Additionally, the net income of \$88,898 showcases its potential for long-term profitability. Operating costs are efficiently managed with expenses totaling \$55,102. These include expenses like taxes of \$29,171, insurance at \$6,477, maintenance at \$11,850, landscaping costs of \$7,204, and affordable sewer expenses of only \$400. The prime location of 1226 TILTON RD, NORTHFIELD adds further value to this investment opportunity. Prominently situated in a desirable area, this property benefits from high visibility and easy accessibility. Whether you're an experienced investor or a first-time buyer, this commercial real estate gem offers tremendous potential for future growth and success. Don't miss out on the chance to own 1226 TILTON RD, NORTHFIELD - an income-generating asset that will exceed your expectations. Take advantage of this remarkable offering today!

## PROPERTY DETAILS

Exterior Frame/Wood	OutsideFeatures Sign	InteriorFeatures Handicap Features	Basement Slab
Heating Central	Cooling Central	Water Public	Sewer Public Sewer



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