

# Berger Realty

Since 1928



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



2106 New  
Linwood, NJ 08221

Asking \$199,900.00



## COMMENTS

Commercial Office Condo - Great Linwood Location. Well maintained office campus. This unit has a unique set up with three entrance doors and center core Kitchen and Bath. First door at top of stairs and easy access for employee parking down back steps. Can be used as a shared suite or one large unit. Ideal for owner with multiple entities or can be one large office suite with owner's private entrance. Large 1335 square foot second floor office space. Lots of parking. Quarterly Condo Fee \$1516.45 plus current assessment for future parking lot replacement project additional \$193 per quarter. 2024-2029.

## PROPERTY DETAILS



Ask for Phillip Bellucci  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: pjb@bergerrealty.com

