

# 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 Rd  
Linwood, NJ 08221

Asking \$229,900.00



## COMMENTS

Best Deal in the Town! Office condo (General Dentist or Specialist). Located in an attractive and well maintained modern turnkey office with( 5 Dental chairs and equipment for sale for additional fee) Existing patients are the BONUS for General Dentist practice which has awesome growth potential. Building located in Linwood Commons Complex with highly trafficked Rt #9 (New Road) and plenty parking. This first floor unit has approximately 1637 Sqft, divided into a reception room, front office for receptionists, private office in the back, two baths(one private) six treatment rooms, a storage and sterilization area, Lab room, staff room and a private office.

## PROPERTY DETAILS

|              |               |                      |          |
|--------------|---------------|----------------------|----------|
| Exterior     | ParkingGarage | InteriorFeatures     | Basement |
| Brick Face   | 1 to 5 Spaces | 220 Volt Electricity | Slab     |
|              | Off Street    | Restroom             |          |
|              |               | Smoke/Fire Alarm     |          |
|              |               | Storage              |          |
| Heating      | Cooling       | HotWater             | Water    |
| Forced Air   | Central       | Electric             | Public   |
| Gas-Natural  |               |                      |          |
| Sewer        |               |                      |          |
| Public Sewer |               |                      |          |

Ask for John McElhiney  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: jjm@bergerrealty.com

