

# Berger Realty

Since 1920



Berger Realty, Inc.  
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**1501 TILTON RD**  
**Northfield, NJ 08225**

**Asking \$3,500,000.00**



## COMMENTS

Prime Opportunity in Northfield! Seize the moment with this exceptional property, strategically positioned in the heart of Northfield's business district. Extensive corner location, 15,713 square foot 3 story building. Currently occupied by 1 prominent businesses - Title Company of Jersey. Former tenant Bank of America moved out from the ground floor location which is offered for lease. Located in a high visibility area with bustling daily traffic, this property is primed for success. The building has 3 stories including the basement - each level has expansive office areas, meeting rooms, kitchen, bathrooms and each level is equipped with a vault totaling 3 on premises. The building also has an elevator. Zoned for business professional, this space accommodates offices, medical facilities, and more. For inquiries regarding alternative uses, please consult the City of Northfield zoning department. Ample of parking space can accommodate any type of business. Don't miss out on this prime opportunity! Contact us today to secure your foothold in this cornerstone Northfield location.

## PROPERTY DETAILS

|                         |   |   |                              |
|-------------------------|---|---|------------------------------|
| OutsideFeatures<br>Sign | ParkingGarage<br>11 or More Spaces<br>Off Street<br>Paved | InteriorFeatures<br>Fire Sprinkler System<br>Handicap Features<br>Other (See Remarks)<br>Restroom<br>Smoke/Fire Alarm | Basement<br>Finished<br>Full |
| Heating<br>Gas-Natural  | Cooling<br>Multi-Zoned<br>Wall Units                      | HotWater<br>Gas   | Water<br>Public              |
| Sewer<br>Public Sewer   |   |   |                              |

