

# Berger Realty

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Berger Realty, Inc.  
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Ocean City, NJ 08226  
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1401 New  
Linwood, NJ 08221

Asking \$957,000.00



#### COMMENTS

Prime office building for sale. Building currently 4,566 sf available for owner occupancy. Building can be made 100% available for owner/buyer. Building has 1 tenant located on the 2nd floor. Building is 6,135+/- sf on 2 floors. Main floor is 2 suites, each 1,717 sf. 2nd floor has 2 suites, each is 1,132 sf. 2 ground floor suites are fit out for medical use and can be combined. The 2nd floor is accessed via stairs. The building has a basement of 1,850+/- sf. On site parking. Signage on New Road. Utilities are separately metered.

#### PROPERTY DETAILS



Ask for Lauren Greiner  
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