

# Berger Realty

Since 1928



Berger Realty, Inc  
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**2323 NEW  
Northfield, NJ 08225**

**Asking \$2,400,000.00**



SJSRMLS

## COMMENTS

Fantastic Commercial Property with Long-Term Established Tenancy. Don't miss out on this incredible opportunity to own a premier commercial property in Northfield, currently leased to a beloved & well established local institution. This newly constructed building is in pristine condition (built in 2021), with the current tenant being the first tenant to thoughtfully customize the space to meet their needs. The property offers a spacious layout with ample parking, ensuring convenience for both staff and visitors including rear yard. Its prime location adds tremendous value, making it an ideal investment for the savvy buyer looking for a secure, long-term income stream. With a stable tenant in place and a high-demand area, this is a rare find that combines modern construction with an established, well-regarded business. Take advantage of this fantastic opportunity to own a piece of prime commercial real estate and enhance your investment portfolio. (The original layout was designed for 4 separate units) Just a Prime pristine investment property with a premier tenancy!!

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Masonry	Fence	11 or More Spaces	220 Volt Electricity
Stucco		Off Street	Fire Sprinkler System
			Handicap Features
			Restroom
			Security System
			Smoke/Fire Alarm

Heating  
Forced Air  
Gas-Natural  
Multi-Zoned

Sewer  
Private

Ask for Donna M. Drohan  
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Cooling  
Central  
Multi-Zoned

HotWater  
Gas

Water

