

# 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<br>Masonry<br>Stucco | OutsideFeatures<br>Fence | ParkingGarage<br>11 or More Spaces<br>Off Street | InteriorFeatures<br>220 Volt Electricity<br>Fire Sprinkler System<br>Handicap Features<br>Restroom<br>Security System<br>Smoke/Fire Alarm |
|-------------------------------|--------------------------|--|---|



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