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401 New Road (Route 9) Linwood, NJ 08221

Asking \$4,499,000.00











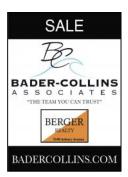
COMMENTS

Did you ever want to own a Trophy Class A office building? Make your mark with this standout property! Revel in this Class A Office Building which comes with stunning architecture, and over 20,000 SF! Almost fully occupied, it boasts five reputable tenants and sits on a major highway, a mere 15 minutes from sought-after coastal spots. It offers unmatched exposure, thanks to its eyecatching signage and ample parking with over 98 spots. Plus, the convenience of dual entries on either side of the building. The current roster of tenants features prominent national brands, credit tenants, and thriving local enterprises, positioning this property as a hub for growth. Equipped with an elevator and a state-of-the-art security system, it promises both safety and allure.

DODEDTY	DETAIL
PROPERTY	DETAILS

OutsideFeatures Exterior ParkingGarage InteriorFeatures 11 or More Spaces Brick Security Light/System Restroom Off Street Security System Sign Paved Smoke/Fire Alarm

Cooling Water Sewer Heating Central Public **Public Sewer** Gas-Natural



Ask for Bader - Collins Associates Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

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