



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



Asking \$4,499,000.00

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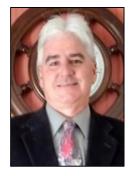
401 New Road (Route 9) Linwood, NJ 08221



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.

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	PROPER [*]	TY DETAILS	
Exterior Brick	OutsideFeatures Security Light/System Sign	ParkingGarage 11 or More Spaces Off Street Paved	InteriorFeatures Restroom Security System Smoke/Fire Alarm
Heating Gas-Natural	Cooling Central	Water Public	Sewer



Ask for John Tonkinson
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