

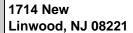


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



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Asking \$329,900.00













COMMENTS

Welcome to 1714 New Road in the heart of Linwood — an exceptional opportunity to own a highvisibility property in one of Atlantic County's most desirable communities! Set on a spacious lot along the bustling New Road corridor, this property offers excellent frontage and easy access to Shore points, Mainland shopping, schools, and major routes. The interior features bright, open spaces filled with natural light and flexible rooms that can be customized to fit your needs. Ample parking, mature landscaping, and strong curb appeal complete the package.***This is a great opportunity for investors or buyers looking for immediate rental income with built in tenant. Please note: Any buyer intending to occupy the property as a primary residence will need to honor the existing lease until its expiration or work directly with the tenant for alternate arrangements in accordance with local landlord-tenant laws.**Lease Renewal Start Date: 10/01/2025 Lease Renewal Expiration Date: 09/30/2026 Rent: \$2,725.00 Monthly Admin Fee: \$11.00 Security Deposit: \$1,775.00

PROPERTY DETAILS

ParkingGarage Heating Water Sewer See Remarks Gas-Natural Public **Public Sewer**



Ask for Adelaide Misal Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330

