

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



1714 New  
Linwood, NJ 08221

Asking \$359,900.00



#### COMMENTS

Welcome to 1714 New Road in the heart of Linwood — an exceptional opportunity to own a high-visibility 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.

#### PROPERTY DETAILS

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



Ask for Ellen L. Senft  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: els@bergerrealty.com

