



**1050 Shore
 Linwood, NJ 08221**

Asking \$759,000.00



COMMENTS

Unlock four streams of steady income with this unique, versatile property in the heart of Linwood! 1050 Shore Road offers a rare combination of commercial and residential units, making it a perfect addition to any investor's portfolio. Commercial Space: High-visibility storefront ideal for retail, office, or service businesses. 3 Bed / 2 Bath Residential Unit: Spacious layout, modern updates, and private access — perfect for a premium rental. 2 Bed / 1 Bath Residential Unit: Efficient and charming, ready for consistent rental income. Rented Garage: Bonus income stream with flexible usage options. Additional features include ample parking for tenants and customers, a high-traffic location, and flexible zoning that maximizes future value potential. Whether you're looking to cash flow immediately or hold long-term in one of South Jersey's most desirable communities, 1050 Shore Road is a must-see. Don't miss this 4-in-1 investment gem — schedule your private tour today! AS IS 8% CAP RATE!!! \$6,880 Monthly Income

PROPERTY DETAILS

Parking	Garage	Heating	Water	Sewer
One Car		Baseboard	Public	Public Sewer



Ask for James Gray Haenn
 Berger Realty Inc
 3160 Asbury Avenue, Ocean City
 Call: 609-399-0076
 Email to: jgh@bergerrealty.com

