

Berger Realty

Since 1928



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



1050 Shore
Linwood, NJ 08221

Asking \$799,000.00



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

ParkingGarage	Heating	Water	Sewer
One Car	Baseboard	Public	Public Sewer



Ask for Lauren Greiner
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: lmg@bergerrealty.com

