

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1050 Shore  
Linwood, NJ 08221

Asking \$825,000.00



## 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 Stewart Vaughan  
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