

# Berger Realty

Since 1920



Berger Realty, Inc.  
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1634 New  
Northfield, NJ 08225

Asking \$1,695,000.00



## COMMENTS

FOR SALE! PRIME LOCATION! This commercial property is currently configured for medical use, offering over 20 rooms, multiple reception areas, and a grand entry foyer. The ground-floor layout includes in-slab drainage and direct access from the parking lot for easy patient entry. Staff can enjoy dedicated break areas, and there's a bonus second-floor seminar space with additional storage. The property features ample on-site parking for 30+ vehicles and a prominent, high-visibility sign with multiple panels, ideal for advertising. Situated on a busy thoroughfare, this location ensures maximum exposure and convenience for your business.

## PROPERTY DETAILS

|                            |                                                     |                                                           |                                                                    |
|----------------------------|-----------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------------|
| Exterior<br>Block<br>Vinyl | OutsideFeatures<br>Sign                             | ParkingGarage<br>11 or More Spaces<br>Off Street<br>Paved | InteriorFeatures<br>Display Windows<br>Restroom<br>Security System |
| Basement<br>Slab           | Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned | Cooling<br>Central<br>Multi-Zoned                         | Water<br>Public                                                    |



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