

# Berger Realty

Since 1928



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201-203 Broadway  
Salem, NJ 08079

Asking \$469,000.00



## COMMENTS

Located in the heart of Salem's Downtown Main Street District, this 5,000QFT commercial office building offers an exceptional opportunity for law firms, medical practices, financial services, and other professional businesses. With a well-designed layout, the building features 11 private offices—5 on the first floor and 6 on the second—along with a dedicated conference room ideal for meetings and presentations. Additional features include two pantries, separate men's and women's restrooms, central air conditioning, and both a walkable attic and full basement for ample storage space or future expansion. The property also benefits from ample street parking, making it convenient for both staff and clients. Surrounded by key institutions including the State Senator and State Agencies Building, an educational foundation, and directly across from the Salem County Courthouse and Salem Community College, this location offers unmatched visibility and accessibility. The surrounding area is walkable, vibrant, and rich in history, adding to the professional presence of this prime location. With its central setting, functional layout, and strong surrounding infrastructure, this property is an excellent choice for professionals seeking a move-in-ready office space in downtown Salem.

## PROPERTY DETAILS

|                     |             |         |          |
|---------------------|-------------|---------|----------|
| ParkingGarage       | Heating     | Cooling | HotWater |
| Other (See Remarks) | Gas-Natural | Central | Gas      |

Water



Sewer  
Public Sewer

Ask for Thomas Horan

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