

# Berger Realty

Since 1928



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



700 New  
Linwood, NJ 08221

Asking \$1,950,000.00



## COMMENTS

Prime office/retail space located in the bustling commercial hub of Linwood New Jersey. This property which is 8,636 sf sits on a well-traveled corridor, with excellent frontage and visibility. Inside are multiple offices, meeting rooms, several bathrooms, large kitchen with gathering space, and an expansive basement. This property is ideal for medical practice, professional services or nonprofit organizations, ample parking for staff and clients, its location provides easy access to major highways including the Garden State Parkway and Atlantic City Expressway. Solar Panels: The buyer will get the benefit of the Solar free and clear, adding more value to the building.

## PROPERTY DETAILS

|                    |                                    |                                   |                               |
|--------------------|------------------------------------|-----------------------------------|-------------------------------|
| Exterior<br>Brick  | ParkingGarage<br>11 or More Spaces | Basement<br>6 Ft. or More<br>Room | Heating<br>Head Solar<br>Room |
| Cooling<br>Central | HotWater<br>Gas                    | Water<br>Public                   | Sewer<br>Public Sewer         |



Ask for Denise Kelley  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: dlk@bergerrealty.com

