



**85 Main
Pleasantville, NJ 08232**

Asking \$874,900.00



SJSRMLS

COMMENTS

PRICE IMPROVEMENT!! Just 15 mins to Atlantic City-- The new "Hollywood on the East Coast" has arrived! ACx1 Movie & Television Studios have Built & They are Coming!! Get Investment & Business Ready with this 4 UNIT MIXED USE CORNER PROPERTY. Former Uses: Retail Beauty Supply, Retail Jewelry/Accessories, Corner (Dine-In/Take-Out) Restaurant. TWO 3 BEDROOM APTS rentals in area \$2100 - \$2300 per month Positive Cash Flow; Buildings & Both Apts have separate Utility meters. New Roof in 2009. C/A in store is less than 1 yr. Ample (warehouse) storage in rear & additional full basement (unfinished). Electric & Plumbing upgraded 2010. Apts are spacious & features H/W flooring throughout, EIK, Dining Area and New Bath Fitters Bathroom. Privacy fenced (concrete yard/patio). Paved parking for 6 cars with Two-Street access. Bus stops at corner, heavy foot, car traffic. Mins to AC Exwy & GSP; 24 hr appt is necessary, LB to accompany. GRANTS, SBA LOANS & UEZ INCENTIVES, Call for details. Selling as-is where-is. No warranties or guarantees by Owner or Broker. Buyer is responsible to satisfy any lender and municipal requirements to secure financing and certificate of occupancy.

PROPERTY DETAILS

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| Exterior | Brick | Vinyl | OutsideFeatures | Fence | Security Light/System | Sign | Storage Building | ParkingGarage | 6 to 10 Spaces | Off Street | Other (See Remarks) | Paved | InteriorFeatures | 220 Volt Electricity | Display Windows | Living Space Available | Other (See Remarks) | Restroom | Security System | | | | |
| Ask for Colin Halliday | | | Berger Realty Inc | | | 1670 Boardwalk, Ocean City | | | Call: 609-391-0500 | | | Email to: ceh@bergerrealty.com | | | Forced Air | | | Central | | | Wall Units | | |



Public Sewer

