



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

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Brick	Fence	6 to 10 Spaces	220 Volt Electricity
Vinyl	Security Light/System	Off Street	Display Windows
	Sign	Other (See Remarks)	Living Space Available
	Storage Building	Paved	Other (See Remarks)
			Restroom
			Security System
			Smoke Detector
Basement	Heating	Cooling	
Full	Forced Air	Central	
Unfinished	Gas-Natural	Wall Units	

Sewer
Public Sewer

