

# Berger Realty

Since 1928



Berger Realty, Inc  
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619 Church  
Pleasantville, NJ 08232

Asking \$899,900.00



## COMMENTS

Wonderful opportunity to own a building that has 6,000 SQ FT of Warehouse /Office Space. Warehouse has 20' ceilings with steel beam construction creating opportunities for many uses! This property is located in Pleasantville on the Northfield side of the Black Horse Pike and is zoned UEZ. There is a 20' high overhead door to get vehicles in and out with plenty of room. There is currently a tenant using 2,000 sf. of office space which generates \$36,000 per year in rental income, their lease is on a month to month basis. Currently under owner's use 3500 sqft warehouse space plus 500 sq ft office area. There is an option for the tenant to extend the lease. Parking up to 10 vehicles. New Roof

## PROPERTY DETAILS

|                                      |                                |   |   |
|--------------------------------------|--------------------------------|---|---|
| Exterior<br>Aluminum<br>Block        | OutsideFeatures<br>Truck Door  | ParkingGarage<br>6 to 10 Spaces<br>Off Street | InteriorFeatures<br>220 Volt Electricity<br>Fire Sprinkler System<br>Restroom<br>Smoke/Fire Alarm |
| Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Central<br>Electric | HotWater<br>Electric<br>Other Hot Water       | Water<br>Public   |



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