



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300 info@bergerrealty.com













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

Exterior Aluminum Block

OutsideFeatures Truck Door

Cooling

Central

Electric

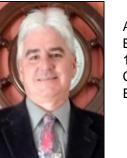
PROPERTY DETAILS ures ParkingGarage 6 to 10 Spaces Off Street

age InteriorFeatures aces 220 Volt Electric Fire Sprinkler Sy Restroom

Heating Forced Air Gas-Natural

H E C

HotWater Electric Other Hot Water



Ask for John Tonkinson Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: jtn@bergerrealty.com 220 Volt Electricity Fire Sprinkler System Restroom Smoke/Fire Alarm

Water Public

