



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



Ask for Ludwik Samselski  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: ls@bergerrealty.com

