



20 Main  
Pleasantville, NJ 08232

Asking \$299,999.00



### COMMENTS

**PRIME RETAIL OPPORTUNITY:** Discover over 3,500sq ft of versatile turnkey commercial property located on the well known Main Street in Pleasantville. The 2,500sq ft retail space has unbeatable visibility, ensuring maximum foot traffic and attraction to business. A large garage-like storage space towards the back of the building offers an additional 1000+sq ft for your inventory needs. This space can also be rented out as private storage for additional cash flow. Private parking is conveniently located on an additional INCLUDED lot (Block 103; Lot 14) in the rear of the building. Total property tax for both lots combined is approx \$5,355/year. Everything has been updated since 2018; new roofs, new windows, new heating and central A/C system, new wiring, new plumbing, etc. Seize this rare opportunity to walk right in start making money! Property currently being rented month-to-month to a friend of the seller for \$1,600/ month. Seller financing is available!

### PROPERTY DETAILS

Exterior Stucco	ParkingGarage Off Street Other (See Remarks)	InteriorFeatures Other (See Remarks)	Sewer Public Sewer
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