Berger Realty
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Berger Realty, Inc.
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REALTOR

7044 / 7048 Black Horse
Pleasantville, NJ 08232

Asking $850,000.00

COMMENTS

Great opportunity to own or occupy an income producing business with multiple tenants on a heavily traveled road, right between Atlantic City and Pleasantville. This property currently has 4 tenants on a month to month basis. 3 Auto body/ mechanic businesses and an accounting business. The front part of the building is a very large display room that can be used for retail and a private office. There is also a small accounting business in a separate section. The larger shop area is split use between 2 auto tenants which includes 2 car lifts and 5 overhead doors. The smaller garage space has 4 over head doors used by a single tenant. There is also a paint mixing machine. Equipment owned by current owner included with sale. This includes mechanic tools, 2 lifts, air compressor, welder, AC Machine, Paint mixer, frame puller and other tools. Outside is a massive lot that can be used for car sales , parking or storage. Income information can be provided for serious buyers only with an NDA. Buyer must perform their due diligence on all information, testing and city requirements. Businesses are currently operating and shall not be disturbed. DO NOT GOTO BUSINESS WITHOUT MAKING APPOINTMENT. There are endless opportunities for this prime location. Garage 1 is roughly 3000 sqft. Garage 2 is roughly 1500sqft, showroom is roughly 2300sqft, Accountant office is roughly 1000 sqft. Total building is roughly 8600 sqft

PROPERTY DETAILS

Exterior	Parking/Garage	Interior/Features	Basement
Block	11 or More Spaces	Display Windows	Slab
	Off Street	Restroom	
Other (See Remarks)		Storage	
Sewer			
Public Sewer			

Ask for Joe Young
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