



407 Main St  
Pleasantville, NJ 08232

Asking \$375,000.00



### COMMENTS

Rare opportunity to get a Triplex. Perfect for Owner Occupant and/or Investors. Potential Cap Rate above 10% Showings start 4/14/2024 at the open house from 12pm-2pm. The two lower floor units will be delivered vacant at closing. Top floor tenant is staying. Sold as-is, Buyers responsible for CO and City Certifications.

### PROPERTY DETAILS

ParkingGarage	Basement	Heating	HotWater
None	Full	Gas-Natural	Gas
	Inside Entrance		
	Outside Entrance		
	Partially Finished		
Water	Sewer		
Public	Public Sewer		



Ask for Kevin Halliday  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: keh@bergerrealty.com

