



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 Troy Eggie  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [tde@bergerrealty.com](mailto:tde@bergerrealty.com)

