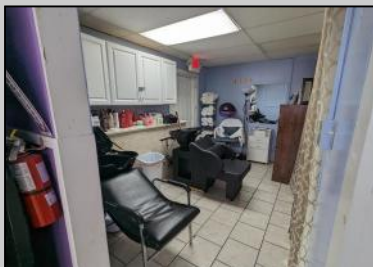


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



21 Main St  
Pleasantville, NJ 08232

Asking \$275,000.00



## COMMENTS

**REDUCED! Prime Location! Mixed-Use Property for Sale in Bustling Pleasantville, NJ** Own a piece of the action! This unique mixed-use property on Pleasantville's high-traffic Main Street offers incredible potential for both business and comfortable living. The Details: Downstairs: Established and operating beauty salon with loyal clientele, perfect for a turn-key business opportunity. Upstairs: Spacious 3-bedroom, 1-bathroom apartment, ideal for owner occupancy or income-generating rental. Location: Prime spot on busy Main Street with excellent visibility and high foot traffic. Pleasantville, NJ: Enjoy the charm of a close-knit community with easy access to amenities and major roadways. This property is perfect for: Entrepreneurs seeking a thriving location for their business. Investors looking for a dual-income property with established income streams. Business owners seeking convenient on-site living. This listing is sure to attract interest from a variety of buyers. Act fast and secure your future in Pleasantville!

## PROPERTY DETAILS

Exterior Stucco Vinyl	ParkingGarage Off Street	InteriorFeatures Display Windows Restroom	Basement 6 Ft. or More Head Room Partially Finished
Heating Gas Natural	Cooling Central	HotWater Gas	Water Public



Ask for J.K. Hepner, III  
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