

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**9 Black Horse  
Pleasantville, NJ 08232**

**Asking \$199,000.00**



SJSRMLS

## COMMENTS

Well maintained office-professional building with improvements including new gas heater, interior painting, light fixtures and flooring...Windows, siding, sewer lines replaced shortly after purchase. Seven offices, kitchenette, board room and reception area...Currently used as law office...Conveniently located on main artery in Pleasantville's central business district with access to AC, public transportation and all major highways...Municipality very supportive of business offering many incentives.

## PROPERTY DETAILS

|                                                 |                                |                                           |                                                                         |
|-------------------------------------------------|--------------------------------|-------------------------------------------|-------------------------------------------------------------------------|
| Exterior<br>Vinyl                               | OutsideFeatures<br>See Remarks | ParkingGarage<br>6 to 10 Spaces           | InteriorFeatures<br>220 Volt Electricity<br>Smoke/Fire Alarm<br>Storage |
| Basement<br>6 Ft. or More<br>Room<br>Unfinished | Heating<br>Head Gas-Natural    | Cooling<br>Ceiling Fan(s)<br>Window Units |                                                                         |

