



**410 Main  
Pleasantville, NJ 08232**

**Asking \$349,900.00**



## COMMENTS

**PRIME COMMERCIAL PROPERTY!** Unlock the potential of your business with this exceptional commercial property at 410 S Main Street, Pleasantville. This beautiful two-story, 4,000 SF building offers flexibility and functionality to suit a variety of business needs. Key Features: Lower Level: 3,000 SF of versatile space ideal for office, warehouse, or retail use. Upper Level: 1,000 SF perfect for professional offices or additional workspace. Flexible Layout: Office/warehouse combination with potential for retail or other commercial applications. Prime Exposure: Excellent signage opportunities ensure maximum visibility for your business. Convenient Location: Strategically situated near Atlantic City, with easy access to major roadways and local amenities. Additional Benefits: UEZ Zone Advantages: Enjoy tax benefits in the Urban Enterprise Zone, with a reduced 3.5% sales tax for eligible businesses. Great Investment Opportunity: Ideal for owner-occupiers or investors looking for a property with high growth potential. This is a rare chance to purchase a property in a high-traffic, high-visibility location with endless possibilities. Whether you're looking to establish or grow your business, this building provides the perfect foundation. Act now! Contact us today to learn more or schedule a private tour.

## PROPERTY DETAILS

|            |                       |                   |                  |
|------------|-----------------------|-------------------|------------------|
| Exterior   | OutsideFeatures       | ParkingGarage     | InteriorFeatures |
| Block      | Security Light/System | 11 or More Spaces | Security System  |
| Frame/Wood | See Remarks           | Off Street        |                  |
|            | Sign                  | Paved             |                  |



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

