



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com

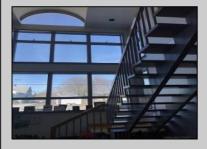




Asking \$349,900.00











## **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 Block

OutsideFeatures ParkingGarage InteriorFeatures
Security Light/System 11 or More Spaces Security System
See Remarks Off Street

Ask for Joanne Kelly Copleger Realty Inc<sup>Water</sup> Central 1330 Bay Avenue, Ocean City

Sign

Call: 609-391-1330

Email to: jmk@bergerrealty.com

