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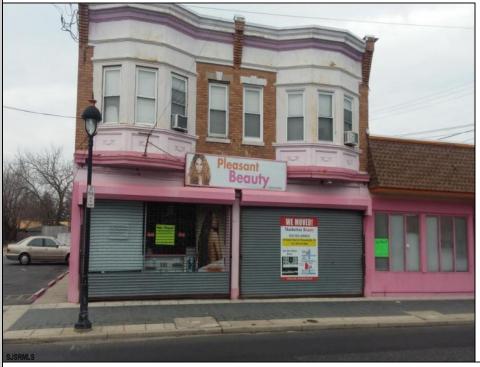






85-95 Main Pleasantville, NJ 08232

Asking \$650,000.00



## COMMENTS

New BEST DEAL & PRICE NOW ON THIS MIXED-USE CORNER LOCATION!! Great Investment Rental & Commercial Opportunity. Boasting 4-6 UNITS. Former Usages: Retail Beauty Supply, Retail Jewelry/Accessories, Corner (Dine-In/Take-Out) Restaurant. TWO 3 Bedroom Apartments ~rentals in area \$2300 monthly; All have separate Utility meters. A new Roof in 2009. Newer Central Air in store is less than 2 yr—ample storage in rear & full basement. Security System. Newer appliances; Electric & Plumbing upgraded 2010. Spacious apartments boast H/W flooring throughout, ElK/Dining Area. New Bath Fitters Bathroom. Privacy fenced (concrete yard/patio). Paved parking for 6 cars with a Two-Street access. High Visibility: Bus stops at corners, heavy foot & car traffic. Mins to AC Exwy & GSP; Just around the corner is the Police & Fire Depts., Sam\'s Club, Walmart, Bus Station, Library, 24-hr appt. GRANTS & SBA LOANS TQB. Call for details. Selling as-is where-is. No warranties or guarantees by the Owner or Broker. Buyer is responsible for satisfying any lender and/or municipal requirements and certificate of occupancy.

| PROPERTY DETAILS  |  |  |  |
|-------------------|--|--|--|
| Exterior<br>Brick | OutsideFeatures<br>Fence   | ParkingGarage<br>6 to 10 Spaces            | InteriorFeatures<br>220 Volt Electricity                                     |
| Vinyl             | Security Light/System<br>Sign<br>Storage Building  | Off Street<br>Other (See Remarks)<br>Paved | Display Windows<br>Living Space Available<br>Other (See Remarks)<br>Restroom |
|                   | Ask for Leon Gri<br>Berger Realty In<br>3160 Asbury Ave<br>Heହିନ୍ନାଧି: 609-399-00<br>Fo <b>Emaai</b> rto:<br>Gas-Natural | c<br>enue, Ocean City                      | Restroom<br>Security System<br>Smoke/Fire Alarm                              |