

# Berger Realty

Since 1928



Berger Realty, Inc.  
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212 Black Horse  
Pleasantville, NJ 08232

Asking \$365,000.00



## COMMENTS

Discover an outstanding corner duplex that perfectly combines comfort and investment potential in the thriving heart of Pleasantville. This strategically located multi-family property features two generously sized units. The first unit welcomes residents with three spacious bedrooms and One bathroom, along with convenient access to a full basement—ideal for extra storage or future development opportunities. The second unit offers Three bedrooms and one bathroom, complemented by a bonus attic space that has been transformed into a cozy fourth bedroom. Location is everything, and this property truly delivers. Public transportation is right at your doorstep, along with a variety of local dining options such as Jo-Jo's Italian Grille, El Bohio Café, and The Sandwich Stop. Grocery stores like La Cosecha and Dollar Store, as well as various retail shops, are just a short walk away, making everyday errands effortless. Additionally, the property is close to Veteran's Memorial Park, which provides residents with a tranquil green space for recreation and relaxation. Don't forget, it's just minutes away from New Jersey's famous Atlantic City, featuring numerous attractions like the Boardwalk, beaches, parks, water parks, outlets, and arcades. The exterior boasts a detached one-car garage and an oversized off-street parking pad, ensuring ample parking solutions for tenants. Both units are currently occupied by tenants, demonstrating the strong rental appeal of this vibrant community. Whether you are an investor seeking consistent returns or a homeowner wanting to offset mortgage costs with rental income, this duplex represents a remarkable opportunity in an increasingly desirable location. Don't miss your chance to secure this gem in Pleasantville!

## PROPERTY DETAILS

Ask for Tom Meloni  
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Call: 609-399-0076  
Email to: tom@bergerrealty.com

Water  
Public

Sewer  
Public Sewer

Heating  
Forced Air

