

# Berger Realty

Since 1928

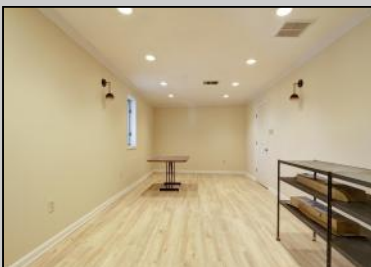


Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



48 Ansley  
Pleasantville, NJ 08232

Asking \$329,900.00



## COMMENTS

**HURRY!** This 4,000 Sq. Ft. office building is a perfect location for a law firm, accountants, engineers, doctors, health care, chiropractor, etc. The 1st floor has 7 exam rooms, 2 bathrooms, lobby/ waiting area, 4-5 offices, a reception area, lots of storage, and 6-10 parking spaces in the back of the building. There is also plenty of parking in front of the building. The 2nd floor has 3 large offices, kitchen, conference room, bathroom and 2 storage areas. The building is massive and has multiple uses as mentioned above. It's conveniently located with quick access to Atlantic City and the mainland. If you or anyone you know is looking for great space and an affordable building, call NOW to schedule your private showing.

## PROPERTY DETAILS

|                         |                         |                                                        |                                                                                                     |
|-------------------------|-------------------------|--------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| Exterior<br>Frame/Wood  | OutsideFeatures<br>Sign | ParkingGarage<br>6 to 10 Spaces<br>Off Street<br>Paved | InteriorFeatures<br>Handicap Features<br>Restroom<br>Security System<br>Smoke/Fire Alarm<br>Storage |
| Basement<br>Crawl Space | Heating<br>Gas-Natural  | Cooling<br>Central<br>Multi-Zoned                      | HotWater<br>Gas                                                                                     |



Ask for Dawn Scarlata  
Senior Broker  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: dns@bergerrealty.com

