

Berger Realty

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Ocean 17
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**39 Black Horse Pike
Pleasantville, NJ 08232**

Asking \$194,000.00



COMMENTS

Prime commercial property in the heart of Atlantic City's gateway, offering unparalleled highway exposure and prominent signage opportunities. This approximately 2,000 SF space is ideally suited for office or professional use, with potential for multiple tenancies or mixed-use applications. Situated within an Urban Enterprise Zone (UEZ), the property benefits from high traffic counts and is strategically located between two traffic lights, ensuring maximum visibility and accessibility. Ample on-site parking enhances convenience for clients and tenants. Don't miss this exceptional opportunity to establish your business in a high-demand location. Contact listing agent for details and to schedule a viewing.

PROPERTY DETAILS

| | | | |
|---------------------------|-----------------------------|---------------------------------|---|
| Exterior Frame/Wood | OutsideFeatures Fence | ParkingGarage 6 to 10 Spaces | InteriorFeatures 220 Volt Electricity Restroom Security System Smoke/Fire Alarm |
| Basement 6 Ft. or More | Heating Head Gas-Natural | HotWater Gas | Water Public |
| Room Full | | | |



Ask for Laryn Crisci
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