

# Berger Realty

Since 1920



Berger Realty, Inc.  
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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 Tom Melchionni  
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