

# Berger Realty

Since 1928



Ocean 17  
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108-118 Main St  
Pleasantville, NJ 08232

Asking \$1,099,900.00



#### COMMENTS

Exceptional Investment Opportunity – Fully Occupied Commercial Property Now available: a 100% leased retail plaza featuring a strong tenant mix, two salons, a barbershop, a restaurant, and a smoothie shop. Strategically located in a designated Urban Enterprise Zone (UEZ) in the heart of Pleasantville, this property offers high visibility and easy access to Atlantic City and public transportation. A solid income-producing asset with stable tenants and long-term potential.

#### PROPERTY DETAILS

|                   |                                                                                             |                        |                    |
|-------------------|---------------------------------------------------------------------------------------------|------------------------|--------------------|
| Exterior<br>Block | InteriorFeatures<br>220 Volt Electricity<br>Restroom<br>Security System<br>Smoke/Fire Alarm | Heating<br>Gas-Natural | Cooling<br>Central |
| HotWater<br>Gas   | Water<br>Public                                                                             | Sewer<br>Public Sewer  |                    |



Ask for Peter Harp  
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