

# Berger Realty

Since 1928



Berger Realty, Inc.  
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108 Black Horse Pike  
Pleasantville, NJ 08232

Asking \$360,000.00



## COMMENTS

Welcome to 108 E Black Horse Pike – Prime Commercial Opportunity on a High-Traffic Route to Atlantic City! This versatile property offers excellent visibility and endless potential for your business. Located on a main thoroughfare leading into Atlantic City, this high-exposure location is ideal for professional offices, retail, or service-based businesses. Step into a spacious foyer that serves perfectly as a welcoming reception area. The first floor includes two flexible rooms that can be used for private offices, client meeting spaces, or work areas. The second floor features four additional rooms and a full bathroom, ideal for expanding operations, team offices, or storage. The third floor includes two more rooms—great for additional workspace, file storage, or creative use. The basement has a kitchen, living area, bedroom and bathroom. Whether you're starting a new venture or relocating an established business, 108 E Black Horse Pike offers the space, location, and layout to support your success.

## PROPERTY DETAILS

|                       |                           |                                               |                                                    |
|-----------------------|---------------------------|-----------------------------------------------|----------------------------------------------------|
| Exterior<br>Vinyl     | Outside Features<br>Fence | Parking/Garage<br>1 to 5 Spaces<br>Off Street | Basement<br>6 Ft. or More Head<br>Room<br>Finished |
| Heating<br>Forced Air | Hot Water<br>Gas          | Water<br>Public                               | Sewer<br>Public Sewer                              |



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