

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



**4 Loraine**  
**Pleasantville, NJ 08232**

**Asking \$225,500.00**



## COMMENTS

\*\*\*PLEASANTVILLE COMMERCIAL WAREHOUSE NEW LISTING ALERT\*\*\*UEZR ZONING\*\*\*APPROXIMATELY 2,100 SQ FT OF SPACE\*\*\*LOADING DOCK\*\*\*BATHROOM\*\*\*2 ELECTRIC HEATERS, TRUSS MOUNTED\*\*\*2 MINI SPLIT AC UNITS\*\*\*BLOCK WALL CONSTRUCTION\*\*\*NEWER ROOF\*\*\* Close to AC, Expressway, Black Horse Pike & much more. Unit is currently rented out month to month @ \$1,850 per month. Loading dock offers unique versatility and options for this blank canvas to be turned into whatever your needs for the space may be.

## PROPERTY DETAILS

| Exterior              | OutsideFeatures           | ParkingGarage         | InteriorFeatures    |
|-----------------------|---------------------------|-----------------------|---------------------|
| Stucco                | Loading Dock<br>Restrooms | 1 to 5 Spaces         | Restroom<br>Storage |
| Basement<br>Slab      | Heating<br>Electric       | Cooling<br>Wall Units | Water<br>Public     |
| Sewer<br>Public Sewer |                           |                       |                     |



Ask for Joyce McMahon  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jmm@bergerrealty.com

