



18 Cambria Avenue  
Pleasantville, NJ 08232

Asking \$1,300,000.00



**COMMENTS**

Outstanding Investment Opportunity! This income-producing property features two buildings totaling 10,000 SF. The first is a 6,800 SF flex building with six identical warehouse bays—each with 12' overhead doors, 14' ceilings, a private restroom, and separately metered electric and gas. The second building offers a 2,200 SF warehouse paired with a 1,000 SF office/showroom, ideal for a single tenant. Fully leased with four tenants across seven units, this property demonstrates the strong demand for small-to-mid-size commercial spaces. Generates a solid \$150,000 in gross income with just \$39,540 in current owner expenses. This is a turnkey, cash-flowing asset you don't want to miss! Call for Marketing Package and Floor Plans.

**PROPERTY DETAILS**

Exterior Masonry Vinyl	OutsideFeatures Sign	ParkingGarage 11 or More Spaces Off Street	InteriorFeatures 220 Volt Electricity Restroom
Heating Gas-Natural Multi-Zoned			



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