

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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<br>Masonry<br>Vinyl          | OutsideFeatures<br>Sign | ParkingGarage<br>11 or More Spaces<br>Off Street | InteriorFeatures<br>220 Volt Electricity<br>Restroom |
| Heating<br>Gas-Natural<br>Multi-Zoned |                         |                                                  |                                                      |



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