

Berger Realty

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



Ask for Troy Eggie
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