

# Berger Realty

Since 1928



Berger Realty, Inc.  
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123 Main St  
Pleasantville, NJ 08232

Asking \$299,000.00



## COMMENTS

Prime 4,100 SF commercial property in Pleasantville's business district, offering high traffic exposure, UEZ tax incentives, and a flexible layout for multiple tenancies, large practices, or mixed-use applications, with potential for residential conversion (subject to zoning). Move-in ready with a newer roof, central air, alarm system, and vaulted ceilings, minimizing upfront costs. Includes on/off-street parking spaces for staff and client convenience, enhancing its appeal in a high-demand urban setting.

## PROPERTY DETAILS



Ask for J.K. Hepner, III  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jkh@bergerrealty.com

