



**101 Black Horse Pike
Pleasantville, NJ 08232**

Asking \$475,000.00



COMMENTS

Prime Mixed-Use Investment Opportunity in a High-Visibility UEZ Location! Discover this exceptional 3500+/- SF corner property on the Black Horse Pike, offering incredible visibility and strategic placement within an Urban Enterprise Zone (UEZ), offering potential tax incentives, reduced sales tax, and potential business loan/grant eligibility. This building presents a great opportunity for investors or owner-occupants seeking both commercial revenue and multi-unit residential income. Flexible layout on the ground floor with income-producing apartments above. First Floor - Approximately 2000 SF of commercial space currently configured for a wellness-related business, complete with five treatment rooms, two restrooms, a welcoming reception area, and private custom kitchen and a dedicated private office. Second Floor - features spacious 3-bedrooms, 3-baths, while the third floor offers 3-bedrooms, 1-bath, providing significant rental income opportunities. Benefit from a spacious parking lot located at the rear of the property. Current rental income for the room rents is \$6,100 and the business portion is not currently leased. Don't miss this rare chance to own a versatile, income-generating property with exceptional growth potential in a prime UEZ! Contact us today for a private showing.

PROPERTY DETAILS

OutsideFeatures See Remarks	ParkingGarage 1 to 5 Spaces	InteriorFeatures Other (See Remarks)	Basement Slab
Heating Central	Cooling Central	HotWater Gas	Water Public



Ask for Carole Lelli
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: cll@bergerrealty.com

