

# Berger Realty

Since 1928



Berger Realty, Inc  
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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<br>See Remarks | ParkingGarage<br>1 to 5 Spaces | InteriorFeatures<br>Other (See Remarks) | Basement<br>Slab |
| Heating<br>Central             | Cooling<br>Central             | HotWater<br>Gas                         | Water<br>Public  |



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