

# Berger Realty

Since 1928



Berger Realty, Inc.  
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410 Main  
Pleasantville, NJ 08232

Asking \$349,900.00



SJSRMLS

## COMMENTS

This modern commercial building is ideally located just off the Black Horse Pike in a high-traffic area with excellent visibility and easy access to Atlantic City, Downbeach, the Expressway, Parkway, and mainland communities. Move-in ready, it features a new roof, newer siding, security system, convenient delivery door, and multiple individual offices on both levels, including a full bath and pantry downstairs and a half bath upstairs. The property offers 12 off-street parking spaces with room to expand, and its flexible layout allows the rear warehouse/receiving area and upstairs offices to be rented separately, creating strong income potential or accommodating multiple tenants. Option to purchase partially furnished.

## PROPERTY DETAILS

|                                      |                                        |                                                           |                                                                                                       |
|--------------------------------------|----------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                    | OutsideFeatures<br>Fence<br>Truck Door | ParkingGarage<br>11 or More Spaces<br>Off Street<br>Paved | InteriorFeatures<br>Other (See Remarks)<br>Restroom<br>Security System<br>Smoke/Fire Alarm<br>Storage |
| Heating<br>Forced Air<br>Gas Natural | Cooling<br>Central                     | HotWater<br>Gas                                           | Water<br>Public                                                                                       |



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