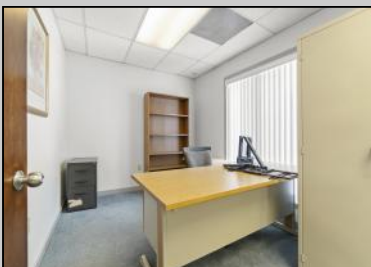


# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



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



Ask for Ludwik Samselski  
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