



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



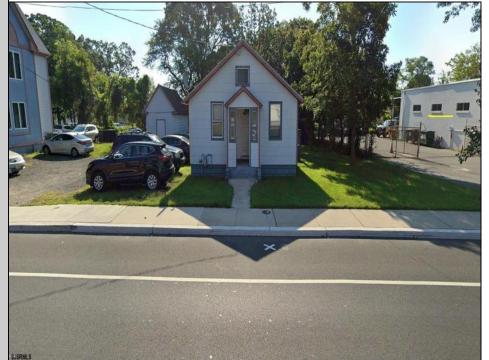
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252 New Rd Pleasantville, NJ 08232

Asking \$116,500.00



COMMENTS

Discover this charming 660 SF retail/office space, ideally situated on bustling North New Road in Pleasantville, offering great visibility and accessibility. Built in the 1940s with a rich history as an administrative office, it features a cozy yet functional layout with potential for creative updates, perfect for small businesses, professional services, or boutique shops, and includes on-site parking. Located in the heart of Pleasantville\'s commercial district, it provides easy access to Route 9, the Atlantic City Expressway, and nearby Atlantic City, streamlining operations for your team and clients. Surrounded by vibrant local businesses like eateries and shops, this lively area fosters growth—schedule a tour to claim this unique opportunity today. Potential for Residential use (with Variance).

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PROPERTY	DETVII	c

Exterior OutsideFeatures ParkingGarage InteriorFeatures
Frame/Wood Storage Building 6 to 10 Spaces 220 Volt Electricity
Off Street

Basement Cooling HotWater Water Partial Window Units Gas Public

Sewer



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

