

# Berger Realty

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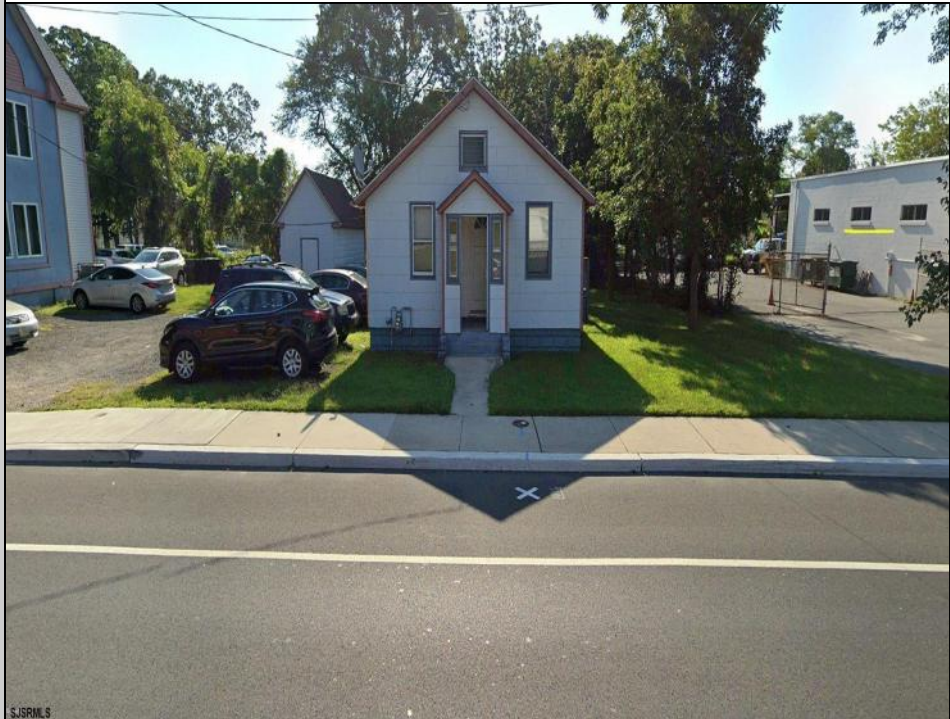


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252 New Rd  
Pleasantville, NJ 08232

Asking \$116,500.00



S. SPRING

## 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).

## PROPERTY DETAILS

|            |                  |                              |                      |
|------------|------------------|------------------------------|----------------------|
| Exterior   | OutsideFeatures  | ParkingGarage                | InteriorFeatures     |
| Frame/Wood | Storage Building | 6 to 10 Spaces<br>Off Street | 220 Volt Electricity |
| Basement   | Cooling          | HotWater                     | Water                |
| Partial    | Window Units     | Gas                          | Public               |

Sewer



Ask for John Greiner  
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