

# Berger Realty

Since 1926



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

info@bergerrealty.com



407 Main St, Pleasantville, NJ, 08232

Price \$375,000.00

### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   | 1925    |
| Type         |         |
| Block Number | 19      |
| Listing #    | 584134  |
| Taxes        | 8416.00 |

### COMMENTS

*Rare opportunity to get a Triplex. Perfect for Owner Occupant and/or Investors. Potential Cap Rate above 10% Showings start 4/14/2024 at the open house from 12pm-2pm. The two lower floor units will be delivered vacant at closing. Top floor tenant is staying. Sold as-is, Buyers responsible for CO and City Certifications....*

### PROPERTY FEATURES

|               |                    |             |          |
|---------------|--------------------|-------------|----------|
| ParkingGarage | Basement           | Heating     | HotWater |
| None          | Full               | Gas-Natural | Gas      |
|               | Inside Entrance    |             |          |
|               | Outside Entrance   |             |          |
|               | Partially Finished |             |          |
| Water         | Sewer              |             |          |
| Public        | Public Sewer       |             |          |

### CONTACT



Ask for Carole Aust  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-233-8032  
Email to: cra@bergerrealty.com

Scan to see Property page.



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