



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



18 Cambria Avenue, Pleasantville, NJ, 08232

Price \$1,300,000.00



#### PROPERTY DETAILS

|              |          |
|--------------|----------|
| Total Rooms  |          |
| Bedrooms     | 0        |
| Baths Full   | 0        |
| Baths Half   | 0        |
| Year Built   | 2008     |
| Type         |          |
| Block Number | 93       |
| Listing #    | 598193   |
| Taxes        | 24255.00 |

#### COMMENTS

**Outstanding Investment Opportunity!** This income-producing property features two buildings totaling 10,000 SF. The first is a 6,800 SF flex building with six identical warehouse bays—each with 12' overhead doors, 14' ceilings, a private restroom, and separately metered electric and gas. The second building offers a 2,200 SF warehouse paired with a 1,000 SF office/show...

#### PROPERTY FEATURES

|             |                 |                   |                      |
|-------------|-----------------|-------------------|----------------------|
| Exterior    | OutsideFeatures | ParkingGarage     | InteriorFeatures     |
| Masonry     | Sign            | 11 or More Spaces | 220 Volt Electricity |
| Vinyl       |                 | Off Street        | Restroom             |
| Heating     |                 |                   |                      |
| Gas-Natural |                 |                   |                      |
| Multi-Zoned |                 |                   |                      |

#### CONTACT

Berger Realty Inc  
3160 Asbury Ave.  
Ocean City, NJ 08226  
Call: (609) 399-0076  
Email to: info@bergerrealty.com  
Web: www.bergerrealty.com

Scan to see Property page.



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



18 Cambria Avenue, Pleasantville, NJ, 08232

Price \$1,300,000.00



#### PROPERTY DETAILS

|              |          |
|--------------|----------|
| Total Rooms  |          |
| Bedrooms     | 0        |
| Baths Full   | 0        |
| Baths Half   | 0        |
| Year Built   | 2008     |
| Type         |          |
| Block Number | 93       |
| Listing #    | 598193   |
| Taxes        | 24255.00 |

#### COMMENTS

**Outstanding Investment Opportunity!** This income-producing property features two buildings totaling 10,000 SF. The first is a 6,800 SF flex building with six identical warehouse bays—each with 12' overhead doors, 14' ceilings, a private restroom, and separately metered electric and gas. The second building offers a 2,200 SF warehouse paired with a 1,000 SF office/show...

#### PROPERTY FEATURES

|             |                 |                   |                      |
|-------------|-----------------|-------------------|----------------------|
| Exterior    | OutsideFeatures | ParkingGarage     | InteriorFeatures     |
| Masonry     | Sign            | 11 or More Spaces | 220 Volt Electricity |
| Vinyl       |                 | Off Street        | Restroom             |
| Heating     |                 |                   |                      |
| Gas-Natural |                 |                   |                      |
| Multi-Zoned |                 |                   |                      |

#### CONTACT

Berger Realty Inc  
3160 Asbury Ave.  
Ocean City, NJ 08226  
Call: (609) 399-0076  
Email to: info@bergerrealty.com  
Web: www.bergerrealty.com

Scan to see Property page.

