

# Berger Realty

Since 1926



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
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



Ask for Joanne Kelly  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-425-2106  
Email to: jmk@bergerrealty.com

Scan to see Property page.



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