

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500  
✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



101 Black Horse Pike, Pleasantville, NJ, 08232

Price \$475,000.00

## PROPERTY DETAILS

|              |          |
|--------------|----------|
| Total Rooms  | 0        |
| Bedrooms     | 0        |
| Baths Full   | 0        |
| Baths Half   | 0        |
| Year Built   |          |
| Type         |          |
| Block Number | 76       |
| Listing #    | 599495   |
| Taxes        | 11394.00 |

## COMMENTS

*Prime Mixed-Use Investment Opportunity in a High-Visibility UEZ Location! Discover this exceptional 3500+/- SF corner property on the Black Horse Pike, offering incredible visibility and strategic placement within an Urban Enterprise Zone (UEZ), offering potential tax incentives, reduced sales tax, and potential business loan/grant eligibility. This building presents a gre...*

## PROPERTY FEATURES

|                 |               |                     |          |
|-----------------|---------------|---------------------|----------|
| OutsideFeatures | ParkingGarage | InteriorFeatures    | Basement |
| See Remarks     | 1 to 5 Spaces | Other (See Remarks) | Slab     |
| Heating         | Cooling       | HotWater            | Water    |
| Baseboard       | Central       | Gas                 | Public   |

## CONTACT



Ask for Christopher Malinowski  
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1670 Boardwalk, Ocean City  
Call: 267-255-5000  
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Scan to see Property page.



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