



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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101 Black Horse Pike, Pleasantville, NJ, 08232

Price \$475,000.00



#### PROPERTY DETAILS

|              |          |
|--------------|----------|
| Total Rooms  |          |
| 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 Marianne Johnsen  
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3160 Asbury Avenue, Ocean City  
Call: 609-425-0622  
Email to: maj@bergerrealty.com

Scan to see Property page.



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