

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



85 Main  
Pleasantville, NJ 08232

Asking \$874,900.00



SJSRMLS

### COMMENTS

PRICE IMPROVEMENT!! Just 15 mins to Atlantic City-- The new "Hollywood on the East Coast" has arrived! ACx1 Movie & Television Studios have Built & They are Coming!! Get Investment & Business Ready with this 4 UNIT MIXED USE CORNER PROPERTY. Former Uses: Retail Beauty Supply, Retail Jewelry/Accessories, Corner (Dine-In/Take-Out) Restaurant. TWO 3 BEDROOM APTS rentals in area \$2100 - \$2300 per month Positive Cash Flow; Buildings & Both Apts have separate Utility meters. New Roof in 2009. C/A in store is less than 1 yr. Ample (warehouse) storage in rear & additional full basement (unfinished). Electric & Plumbing upgraded 2010. Apts are spacious & features H/W flooring throughout, EIK, Dining Area and New Bath Fitters Bathroom. Privacy fenced (concrete yard/patio). Paved parking for 6 cars with Two-Street access. Bus stops at corner, heavy foot, car traffic. Mins to AC Exwy & GSP; 24 hr appt is necessary, LB to accompany. GRANTS, SBA LOANS & UEZ INCENTIVES, Call for details. Selling as-is where-is. No warranties or guarantees by Owner or Broker. Buyer is responsible to satisfy any lender and municipal requirements to secure financing and certificate of occupancy.

### PROPERTY DETAILS

Exterior	Brick	Vinyl	OutsideFeatures	Fence	Security Light/System	Sign	Storage Building	ParkingGarage	6 to 10 Spaces	Off Street	Other (See Remarks)	Paved	InteriorFeatures	220 Volt Electricity	Display Windows	Living Space Available	Other (See Remarks)	Restroom	Security System	
			Ask for Ludwik Samselski																	
			Berger Realty Inc																	
			1330 Bay Avenue, Ocean City																	
			Call: 609-391-1330																	
			Email to: ls@bergerrealty.com																	
			Forced Air																	
			Gas-Natural																	
			Central																	
			Wall Units																	



Public Sewer

