



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







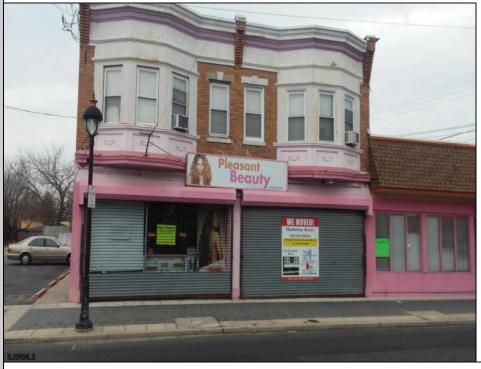






85 Main Pleasantville, NJ 08232

Asking \$874,900.00



## 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, ElK, 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		
OutsideFeatures	ParkingGarage	InteriorFeatures
Fence	6 to 10 Spaces	220 Volt Electricity
Security Light/System	Off Street	Display Windows
Sign	Other (See Remarks)	Living Space Available
Storage Building	Paved	Other (See Remarks)
Ask for Ludwik Samselski		Restroom
Berger Realty Inc		Security System
1330 Bay Avenue, Ocean City		
Call: 609-391-1330		
HeEtimonail to: Is@bei	georegity.com	
Forced Air	Central	Senior St.
Gas-Natural	Wall Units	
	OutsideFeatures Fence Security Light/System Sign Storage Building Ask for Ludwik S Berger Realty In 1330 Bay Avenu Call: 609-391-13 Heatingail to: Is@ber Forced Air	OutsideFeaturesParkingGarageFence6 to 10 SpacesSecurity Light/SystemOff StreetSignOther (See Remarks)Storage BuildingPavedAsk for Ludwik SamselskiBerger Realty Inc1330 Bay Avenue, Ocean CityCall: 609-391-1330Heatingail to: Is@bergterglety.comForced AirCentral