

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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 Steven Spengler			Berger Realty Inc			3160 Asbury Avenue, Ocean City			Call: 609-399-0076			Email to: srs@bergerrealty.com			
			Forced Air			Gas-Natural			Central			Wall Units						



Public Sewer