

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



**619 Church**  
**Pleasantville, NJ 08232**

**Asking \$899,900.00**



## COMMENTS

Wonderful opportunity to own a building that has 6,000 SQ FT of Warehouse /Office Space. Warehouse has 20' ceilings with steel beam construction creating opportunities for many uses! This property is located in Pleasantville on the Northfield side of the Black Horse Pike and is zoned UEZ. There is a 20' high overhead door to get vehicles in and out with plenty of room. There is currently a tenant using 2,000 sf. of office space which generates \$36,000 per year in rental income, their lease is on a month to month basis. Currently under owner's use 3500 sqft warehouse space plus 500 sq ft office area. There is an option for the tenant to extend the lease. Parking up to 10 vehicles. New Roof

## PROPERTY DETAILS

Exterior Aluminum Block	OutsideFeatures Truck Door	ParkingGarage 6 to 10 Spaces Off Street	InteriorFeatures 220 Volt Electricity Fire Sprinkler System Restroom Smoke/Fire Alarm
Heating Forced Air Gas-Natural	Cooling Central Electric	HotWater Electric Other Hot Water	Water Public



Ask for John Lazzara  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jol@bergerrealty.com

