



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



Asking \$899,900.00

info@bergerrealty.com



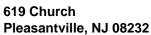














COMMENTS

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 v	enicles. New Roof		
	PROPE	RTY 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	Cooling	Hot\Mater	Water

Heating Cooling HotWater Water Forced Air Public Central Electric Gas-Natural Electric Other Hot Water

Sewer Ask for Louis Paone **Public Sewer**

Berger Realty Inc 1330 Bay Avenue, Ocean City

Call: 609-391-1330

Email to: lsp@bergerrealty.com

