



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

Sewer  
Public Sewer

Ask for Wendy Brown  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: wmb@bergerrealty.com

