

# Berger Realty

Since 1928



Ocean 17  
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**410 Mill Road  
Pleasantville, NJ 08232**

**Asking \$500,000.00**



#### COMMENTS

**PRIME LOCATION WITH BILLBOARD!** Located conveniently at Exit 5 on the AC Expressway, this central parcel offers easy access and high visibility, making it perfect for commercial development. Spanning over 2 acres, the prime, buildable lot is ready for construction and tailored development to suit various business needs. Included in the sale is a billboard with an existing lease, providing an immediate source of advertising revenue or the option to promote your own business. The commercial zoning of the lot allows for a diverse range of business opportunities, ideal for retail, office buildings, or specialty commercial facilities. For more information or to schedule a viewing, please contact us today.

#### PROPERTY DETAILS

OutsideFeatures	Water	Sewer
See Remarks	Public	Public Sewer



Ask for John Andrews  
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