

# Berger Realty

Since 1928



Ocean 17  
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**18 Cambria**  
**Pleasantville, NJ 08232**

**Asking \$1,200,000.00**



#### COMMENTS

9.8% CAP RATE! (After expenses) Looking for your next Investment Property? Look no further, this income producing property boasts 6 large garage units, all fully rented at market rent, along with a separate building that includes its own garage space and office space, 8 units in total. \$146,400 per year in rental income. This property is also zoned as UEZ. Don't let this opportunity pass you by, book your showing today!

#### PROPERTY DETAILS



Ask for Kevin Laskowski  
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