

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

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85-91 Main  
Pleasantville, NJ 08232

Asking \$650,000.00



SJSRMLS

### COMMENTS

New BEST DEAL & PRICE NOW ON THIS MIXED-USE CORNER LOCATION!! Interest Rates are Down!! Great Investment Rental & Commercial Opportunity. Boasting 4-6 UNITS. Former Usages: Retail Beauty Supply, Retail Jewelry/Accessories, Corner (Dine-In/Take-Out) Restaurant. TWO 3 Bedroom Apartments ~rentals in area \$2300 monthly; All have separate Utility meters. A new Roof in 2009. Newer Central Air in store is less than 2 yr—ample storage in rear & full basement. Newer appliances; Electric & Plumbing upgraded 2010. Spacious apartments boast H/W flooring throughout, EIK/Dining Area. New Bath Fitters Bathroom. Privacy fenced (concrete yard/patio). Paved parking for 6 cars with a Two-Street access. High Visibility: Bus stops at corners, heavy foot & car traffic. Mins to AC Exwy & GSP; 24-hr appt is necessary, and LB will accompany. GRANTS & SBA LOANS TQB. Call for details. Selling as-is where-is. No warranties or guarantees by the Owner or Broker. Buyer is responsible for satisfying Buyer-Broker Commission and any lender /municipal requirements to secure financing and certificate of occupancy.

### PROPERTY DETAILS

|          |                       |                     |                        |
|----------|-----------------------|---------------------|------------------------|
| Exterior | OutsideFeatures       | ParkingGarage       | InteriorFeatures       |
| Brick    | Fence                 | 6 to 10 Spaces      | 220 Volt Electricity   |
| Vinyl    | Security Light/System | Off Street          | Display Windows        |
|          | Sign                  | Other (See Remarks) | Living Space Available |
|          | Storage Building      | Paved               | Other (See Remarks)    |
|          |                       |                     | Restroom               |
|          |                       |                     | Security System        |
|          |                       |                     | Smoke/Fire Alarm       |



Ask for Patrick McKenna  
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109 E 55th St., Ocean City  
Call: 609-399-4211

Heating: Gas-Natural  
Cooling: Wall Units  
Email to: mck@bergerrealty.com

