



**410 Main
 Pleasantville, NJ 08232**

Asking \$349,900.00



COMMENTS

PRIME COMMERCIAL PROPERTY! Unlock the potential of your business with this exceptional commercial property at 410 S Main Street, Pleasantville. This beautiful two-story, 4,000 SF building offers flexibility and functionality to suit a variety of business needs. Key Features: Lower Level: 3,000 SF of versatile space ideal for office, warehouse, or retail use. Upper Level: 1,000 SF perfect for professional offices or additional workspace. Flexible Layout: Office/warehouse combination with potential for retail or other commercial applications. Prime Exposure: Excellent signage opportunities ensure maximum visibility for your business. Convenient Location: Strategically situated near Atlantic City, with easy access to major roadways and local amenities. Additional Benefits: UEZ Zone Advantages: Enjoy tax benefits in the Urban Enterprise Zone, with a reduced 3.5% sales tax for eligible businesses. Great Investment Opportunity: Ideal for owner-occupiers or investors looking for a property with high growth potential. This is a rare chance to purchase a property in a high-traffic, high-visibility location with endless possibilities. Whether you're looking to establish or grow your business, this building provides the perfect foundation. Act now! Contact us today to learn more or schedule a private tour.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Block	Security Light/System	11 or More Spaces	Security System
Frame/Wood	See Remarks	Off Street	
	Sign	Paved	
	Ask for Graham Ginn		
	Berger Realty Inc.	Water	Sewer
	3160 Asbury Avenue, Ocean City	Public	Public
	Call: 609-399-0076		
	Email to: gmg@bergerrealty.com		
	https://www.ocnj.com		

