



**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 Marianne Johnsen
 Berger Realty Inc.
 3160 Asbury Avenue, Ocean City
 Call: 609-399-0076
 Email to: maj@bergerrealty.com



Sewer

Water
 Public
 Central