



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com







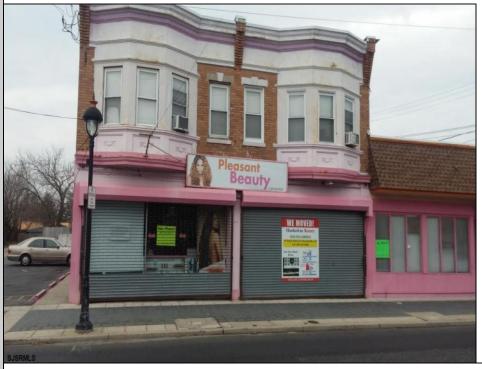






85-95 Main Pleasantville, NJ 08232

Asking \$650,000.00



COMMENTS

New BEST DEAL & PRICE NOW ON THIS MIXED-USE CORNER LOCATION!! 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. Security System. 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; Just around the corner is the Police & Fire Depts., Sam\'s Club, Walmart, Bus Station, Library, 24-hr appt. 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 any lender and/or municipal requirements and certificate of occupancy.

PROPERTY DETAILS		
OutsideFeatures Fence	ParkingGarage 6 to 10 Spaces	InteriorFeatures 220 Volt Electricity
Security Light/System Sign	Off Street Other (See Remarks)	Display Windows Living Space Available
Storage Building	Paved	Other (See Remarks) Restroom
Ask for Patricia Moss Berger Realty Inc 3160 Asbury Avenue, Ocean City HeatAll: 609-399-0076oling Fotenatilrto: tcm@bergerrealty.com		Security System Smoke/Fire Alarm
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	OutsideFeatures Fence Security Light/System Sign Storage Building Ask for Patricia I Berger Realty In 3160 Asbury Ave HeStAL: 609-399-00	OutsideFeatures ParkingGarage Fence 6 to 10 Spaces Security Light/System Off Street Sign Other (See Remarks) Storage Building Paved Ask for Patricia Moss Berger Realty Inc 3160 Asbury Avenue, Ocean City HeGrall: 609-399-0076 oling For Eenailr to: tcm@begenrealty.com For Eenailr.com