



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

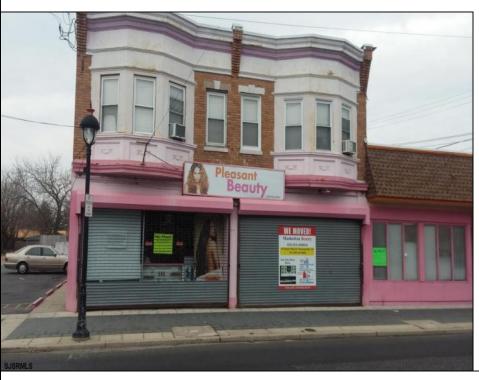






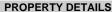






## **COMMENTS**

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.



Exterior OutsideFeatures ParkingGarage Brick Fence 6 to 10 Spaces Vinyl Security Light/System Off Street Sign

Other (See Remarks) Paved

Storage Building

Ask for Tanya Pinkerton Berger Realty Inc 3160 Asbury Avenue, Ocean City He Call: 609-399-0076 oling Folendailrto: tp@ber@entealty.com

Gas-Natural Wall Units InteriorFeatures 220 Volt Electricity Display Windows Living Space Available Other (See Remarks) Restroom

Security System Smoke/Fire Alarm

