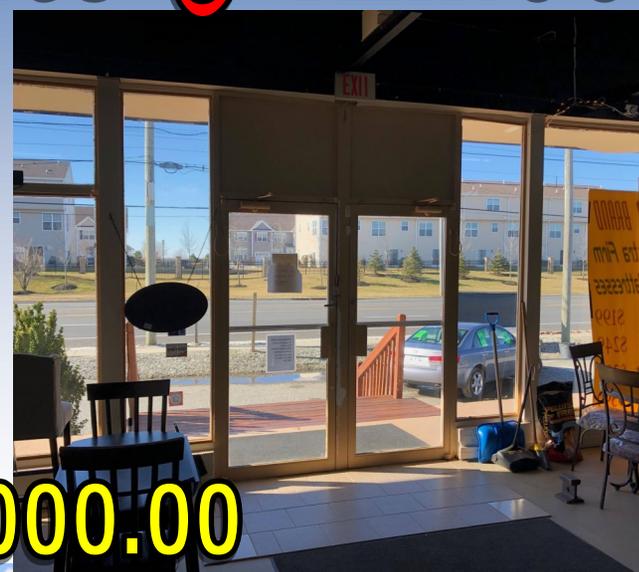


Dec. 10th Thursday On-Site @ 12:noon



STARTING BID \$199,000.00



8008 Black Horse Pike, Pleasantville, NJ 08232



Building offers plenty of open space with endless potential. 8008 Black Horse Pike is a miscellaneous (commercial) is located in Pleasantville, NJ 08232.

This property features 19,123 sq ft lot. Rare Find at Auction



Real Estate Auction



STARTING BID \$199,000.00

Dec. 10th Thursday On-Site @ 12:noon

“8008 Black Horse Pike, Pleasantville, NJ 08232”

- Block 4301
- Lot 13
- SF 19143 (.439 Acres)
- Building SF 4,000
- Minutes from the Atlantic City Boardwalk
- Attached off street parking on site
- Zoned: Commercial-Retail (A-4 Comm)
- Pleasantville/ Egg Harbor Twp.
- Taxes: \$10,863.00 Approx.

—This information is deemed reliable, but not guaranteed.—

Highly traveled location with visibility from the Atlantic City Expressway, Easy access in and out while traveling to and from Atlantic City and its bordering beach towns. Building offers plenty of open space with endless potential. 8008 Black Horse Pike is a miscellaneous (commercial) is located in Pleasantville, NJ 08232. This property features 19,123 sq ft lot. For the surrounding community of Pleasantville, NJ 08232, the nearby schools are above average and include Egg Harbor Township High School, Atlantic City High School and North Main St Elementary School. *Call for terms and conditions of this auction.*

Brokers Protected & Welcome

**FOR MORE DETAILS CALL:
Ac Auctions/Grace Properties**

888-391-4303

COMMERCIAL PROPERTY REPORT

8008 Black Horse Pike, Pleasantville, NJ 08232



Presented by

Robert Salvato | REALTOR®

New Jersey Real Estate License: 0903215

New Jersey Appraisal License: 0903215

Virginia Other License: Auctioneer 2907004126



Mobile: (609) 705-9143 | Fax: (888) 391-4303

Main: rs@acauctions.net
Office: www.acauctions.net

AC Auctions Realty
5216 Atlantic Ave
Ventnor City, NJ 08406

8008 Black Horse Pike, Pleasantville, NJ 08232

 FOR SALE
 Active: 1/11/2019

List Price

\$499,900

List Date: 1/11/2019

List Price / sq ft:

\$125

Property Facts

Property Facts	Public Facts	Listing Facts
Property Type	Commercial	Retail
Property Subtype	Commercial	Retail
Number of Units	1	-
Number of Stories	1	-
Building Area (sq ft)	-	4,000
Lot Size	0.44 acres	0.09 acres
Lot Dimensions	19123 SF	-
Construction	Concrete Block	-

Extended Property Facts

Exterior Details

Lot Size - Square Feet	19123 sq ft
Lot Size - Frontage Feet	125.0 sq ft
Lot Size - Depth Feet	153.0 sq ft
Lot Size - Acres	0.439 ac

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Listing Facts and Details

Listing Details

Listing ID: GQJIBWB

Original List Date: 1/11/2019

Listing Source: Brevitas

Current List Price: \$499,900

Details:

Come get your piece of Atlantic City's rebirth. Highly traveled location with visibility from the Atlantic City Expressway, Easy access in and out while traveling to and from Atlantic City and its bordering beach towns. Building offers plenty of open space with endless potential. Investor Alert!! Leasing options also available., please call for details.

Legal:

LOT:13 BLK:4301 DIST:08 CITY/MUNI/TWP:EGG HARBOR TOWNSHIP MAP REF:TAX MAP 15B

Price Change History

Change Date	Description	New List Price	% Change
7/8/2020	Active	\$499,900	–
4/14/2020	–	\$499,900	–

Public Facts

Owner Information

Owner Name

8008 Black Horse Pike, LLC

Mailing Address

8008 Black Horse Pike Pleasantville NJ 08232-2855

Vesting

Company/Corporation

Legal Description

APN:	Tax ID:	Zoning:	Census Tract:	Abbreviated Description:	City/Municipality/Township:
08 04301-0000-00013	–	–	340010120.002053	LOT:13 BLK:4301 DIST:08 CITY/MUNI/TWP:EGG HARBOR TOWNSHIP MAP REF:TAX MAP 15B	Pleasantville, NJ 08232

Assessed Values

Date	Improvements	Land	Total	Tax
2020	\$173,300	\$165,000	\$338,300	–
2019	\$173,300	\$165,000	\$338,300	\$10,863
2018	\$173,300	\$165,000	\$338,300	\$10,629
2017	\$173,300	\$165,000	\$338,300	\$10,592
2016	\$173,300	\$165,000	\$338,300	\$10,173
2015	\$173,300	\$165,000	\$338,300	\$10,024
2014	\$173,300	\$165,000	\$338,300	\$9,824
2013	\$173,300	\$165,000	\$338,300	\$9,516
2012	\$88,600	\$101,300	\$189,900	\$8,029
2011	\$88,600	\$101,300	\$189,900	\$7,788
2010	–	–	–	\$7,558

Deed Records

Recording Date	4/14/2011	3/29/2005	4/9/2001
Document Type	Deed	Deed	Deed
Sales Price	–	\$405,000	\$175,000
Sales Price Code	Transfer Tax on document indicated as EXEMPT.	Full amount stated on Document.	Full amount stated on Document
Buyer Name	8008 BLACK HORSE PIKE LLC	DANIEL BUCCERONI, SONYA BUCCERONI	ONLYIAUTO LLC
Buyer ID	Company or Corporation	Individual(s)	Company or Corporation
Seller Name	DANIEL BUCCERONI, SONYA BUCCERONI	ESTATE OF THE DEBTOR ONLY 1 AU	MBI INVESTMENTS INC
Seller ID	Individual(s)	Company or Corporation	Company or Corporation
Document #	2011024514	5031967	171315
County Transfer Tax	–	–	\$175
Total Transfer Tax	–	–	\$650
Contract Date	4/13/2011	3/9/2005	3/21/2001

Mortgage Records

Recording Date	4/9/2001	4/9/2001
Lender Name	MBI INVESTMENTS INC	INTERBAY FUNDING LLC
Lender Type	Other (company or corporation)	Other (company or corporation)
Loan Amount	\$175,000	\$225,000
Document Number	171319	171327
Loan Type	Commercial	Commercial
Finance Type	Unknown	–
Interest Rate	0.08%	–

Distressed Activity

Recording Date	6/22/2015	Recording Date	12/6/2013
Document Type	Notice of Lis Pendens	Auction Date	12/18/2013
		Document Type	Notice of Foreclosure Sale
		Unpaid Balance	\$2,952
Recording Date	12/10/2012		
Auction Date	12/19/2012		
Document Type	Notice of Foreclosure Sale		
Unpaid Balance	\$8,764		

Maps



Legend: Subject Property



Legend: Subject Property



Legend: Subject Property

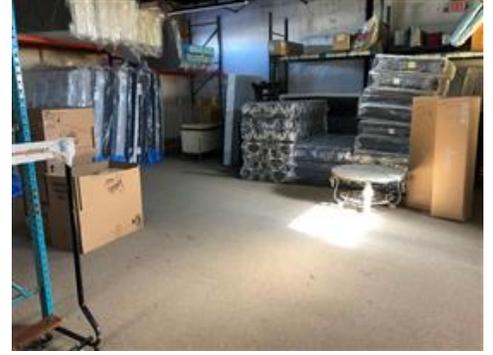
Property Photos



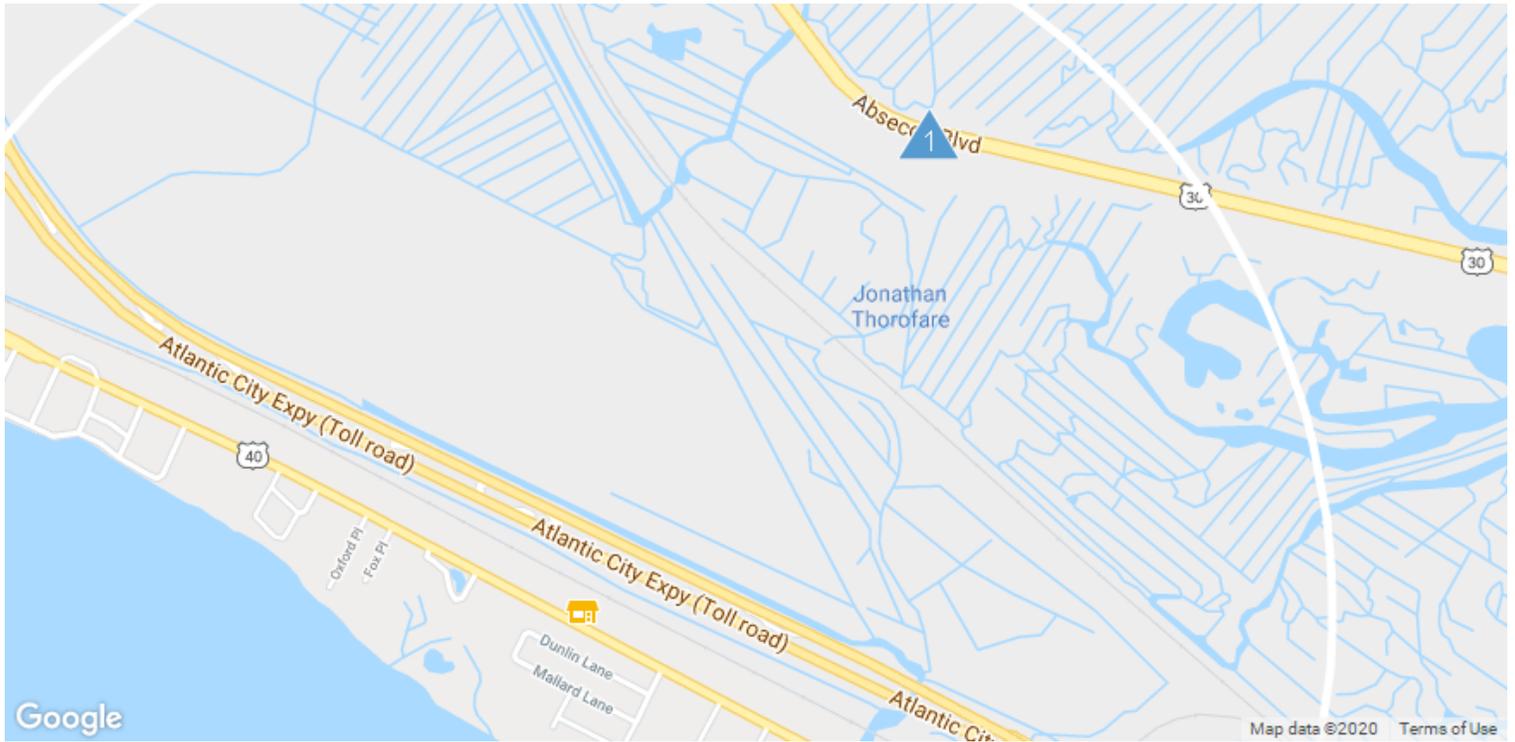


Historical Photos





Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day



56,300

2006 Est. daily traffic counts

Street: **Absecon Blvd**
 Cross: **E Absecon Blvd**
 Cross Dir: **NW**
 Dist: **0.36 miles**

Historical counts

Year	Count	Type
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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

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- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



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RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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