



**2968 First Avenue  
Avalon, NJ 08202**

**Asking \$2,995,000.00**



#### COMMENTS

Opportunity to own a centrally located, well-maintained rancher a block from the heart of Avalon. This 4 Bedroom, 3 bathroom Single-Family home is well maintained and comes with a fabulous rental history under current Ownership. Purchase this move-in ready home as an investment property and take advantage of nearly \$85,000 in gross rental income for the 2024 Season, or build here and walk to everything from your front door. This 50'\x110' lot is less than 2 blocks from the beach, around the corner from downtown but far enough removed to enjoy solitude. This property is rented from beginning to end this Summer and has been rented solid since 2018. Contact the listing agent for any showings.

#### PROPERTY DETAILS

|                                                                  |                                                                                                                                                             |                                                            |                                                                                                                                                          |
|------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                | OutsideFeatures<br>Deck<br>Grill<br>Storage Building<br>Cable TV<br>Sidewalks<br>Outside Shower<br>See Remarks                                              | ParkingGarage<br>Parking Pad<br>2 Car<br>Concrete Driveway | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Laundry/Utility Room<br>Florida Room<br>Storage Attic<br>See Remarks<br>1st Floor Primary Bedroom |
| InteriorFeatures<br>Wood Flooring<br>Smoke/Fire Alarm<br>Storage | AppliancesIncluded<br>Range<br>Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Disposal<br>Smoke/Fire Detector<br>Stove Electric | AlsoIncluded<br>Blinds<br>Rugs                             | Basement<br>Crawl Space                                                                                                                                  |
| Heating<br>Gas Natural<br>Forced Air                             | Cooling<br>Central Air Condition                                                                                                                            | HotWater<br>Electric                                       | Water<br>City                                                                                                                                            |

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Sewer  
City



Ask for George Cash  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [gbc@bergerrealty.com](mailto:gbc@bergerrealty.com)

