



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

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Sewer  
City



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