Asking \$2,995,000.00

2968 First Avenue Avalon, NJ 08202











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.

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	PROPER	RTY DETAILS	
Exterior Vinyl	OutsideFeatures Deck Grill Storage Building Cable TV Sidewalks Outside Shower See Remarks	ParkingGarage Parking Pad 2 Car Concrete Driveway	OtherRooms Living Room Dining Room Kitchen Laundry/Utility Room Florida Room Storage Attic See Remarks 1st Floor Primary Bedroom
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement

interiori catares
Wood Flooring
Smoke/Fire Alarm
Storage

Gas Natural

Forced Air

Range Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Smoke/Fire Detector

Central Air Condition

Blinds Rugs

Crawl Space

Stove Electric Heating Cooling

HotWater Electric

Water City





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Sewer City



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