



**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 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 Wood Flooring Smoke/Fire Alarm Storage	AppliancesIncluded Range Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Smoke/Fire Detector Stove Electric	AlsoIncluded Blinds Rugs	Basement Crawl Space
Heating Gas Natural Forced Air	Cooling Central Air Condition	HotWater Electric	Water City

# Berger Realty

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Sewer  
City



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