Berger Realty
Since 1920

Berger Realty, Inc
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REALTOR

**272 21st**
**Avalon, NJ 08202**

**Asking $35,940.00**

## COMMENTS

Seize this opportunity to secure a great commercial unit in chic and affluent Avalon, famously known as COOLER BY A MILE. Ideal for discerning businesses seeking a blend of luxury and strategic location with this 865 sf space next to the elite and exquisite Tiger Lily Boutique and nearby Kohler's Donuts and The Whitebrier/Circle Tavern/The Princeton block. The unit boasts elegant hardwood floors, providing a warm and inviting atmosphere for customers and clients. The kitchen and bathroom areas are adorned with tasteful tile floors, marrying durability with style. A well-appointed bathroom with contemporary fixtures ensures comfort for both staff and visitors. The unit Includes two assigned parking spaces, a valuable asset in this sought-after area. Located in Avalon\'s enchanting downtown, known for its boutique shopping, diverse dining options, cozy neighborhood bars, quaint local coffee shops, homemade ice cream, and lively nightlife. This vibrant setting is ideal for businesses looking to engage with the community and attract tourist traffic. This commercial unit presents a rare chance to establish your presence in one of Avalon\'s most desirable locations. Whether you\'re expanding an existing business or launching a new venture, this space offers the perfect backdrop for success in a community where luxury meets lifestyle. Contact us now to explore this exceptional offering in Avalon, where every day is COOLER BY A MILE. This is a lease opportunity only with terms of $2995 per month, Triple Net Lease. The real estate is not for sale.

## PROPERTY DETAILS

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|---|---|---|---|
| Exterior | ParkingGarage | InteriorFeatures | Heating |
| | 1 To 5 Spaces | Display Window | Gas Natural |
| | Assigned Parking | Restroom | |
| HotWater | | Water | Sewer |
| Electric | | Public | Public |

Ask for Philip Berger!
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