Berger Realty
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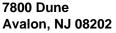info@bergerrealty.com

REALTOR

7800 Dune
Avalon, NJ 08202

Asking $435,000.00

COMMENTS

Welcome to your charming condo at the Concord Suites. Unit 324 has 1 bedroom, living room, kitchen and 1 bath, is fully furnished and comfortably sleeps 6. It is on the third floor with a bird\'s eye view of the 2 pools and 5 large sundecks. The unique condo association structure makes this the easiest property to own in Avalon as well as a sound investment property. You can live in it for the season, take advantage of the strong rental history and rent it for the season, or do a combination of both. 2023 rental income was in excess of $21,000. Concord Suites is a seasonal association, open from April to November. With over 30 years of professional hands on, on-site full-time management, all you have to do is drop your bags and head to the beach, which is only one block away! No need to do maintenance, paint, or arrange cleaning, it is all handled for you. The property is diligently maintained and underwent a large exterior renovation and upgrade last year, as well as an interior refresh this year with new paint and 2 new Smart TVs. The location is ideal, 1 block to the beach, 1 block to the bay, 1 block to pickleball, tennis, basketball and recreation fields, and an easy jaunt to Avalon and Stone Harbor town centers. Treat yourself and your family to this tastefully designed, well managed, easy to own seashore oasis.

PROPERTY DETAILS

ParkingGarage	OtherRooms	AppliancesIncluded	AlsoIncluded
1 Car	Living Room	Range	Curtains
	Kitchen	Microwave Oven	Blinds
	Dining Area	Refrigerator	Furniture
Heating	Cooling	HotWater	Water
Electric	Central Air	Gas	City
Solar	Ceiling Fan		
Heat Pump			
Sewer			
City			