

# Berger Realty

Since 1920



Berger Realty, Inc.  
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2513 Dune  
Avalon, NJ 08202

Asking \$769,900.00



## COMMENTS

Discover unparalleled retail opportunity at the heart of downtown Avalon with this prime storefront now available for purchase! Located within the prestigious Oceanside at Dune complex, Unit 2513 offers an ideal setting for your next Avalon boutique. Nestled within a well-established building boasting five retail spaces and upscale condominiums above, this unit enjoys a steady flow of both vehicular and pedestrian traffic throughout the day. Convenient public parking is readily accessible right in front of the building, supplemented by two exclusive off-street parking spaces included with the unit. The spacious interior provides ample room for creative merchandising, while the exterior offers prominent signage space to effectively showcase your business to passersby. With quarterly condo fees of \$1300.00 and water/sewer fees of \$163.00, this investment promises both prime location and practical amenities for your entrepreneurial ventures.

## PROPERTY DETAILS

Exterior Block	OutsideFeatures Fence	ParkingGarage 1 To 5 Spaces Off Street Assigned Parking	OtherRooms Retail Store
InteriorFeatures Display Window	Heating Gas Natural	Cooling Central Conditioning	HotWater Air Gas



Ask for Leon Grisbaum  
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