



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 oc17@BergerRealty.com



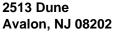












Asking \$769,900.00



## 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 wellestablished 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		
OutsideFeatures Fence	ParkingGarage 1 To 5 Spaces Off Street Assigned Parking	OtherRooms Retail Store
Heating	Cooling	HotWater
Berger Realty In 1670 Boardwalk <sup>Sewer</sup> <sub>City</sub> Call: 609-391-05	Conditioning rp c , Ocean City 500	Air Gas
	OutsideFeatures Fence Heating Gas Natural Ask for Peter Ha Berger Realty In 1670 Boardwalk Sewer City Call: 609-391-05	OutsideFeaturesParkingGarageFence1 To 5 SpacesOff StreetAssigned ParkingHeatingCoolingGas NaturalCentral