

Berger Realty

Since 1920



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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

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|--|-----------------------|---|-------------------------|
| Exterior Block | OutsideFeatures Fence | ParkingGarage 1 To 5 Spaces Off Street Assigned Parking | OtherRooms Retail Store |
| InteriorFeatures Display Window Fire Sprinkler System Restroom Smoke/Fire Alarm | Heating Gas Natural | Cooling Central Conditioning | HotWater Air Gas |
| Water City | Sewer City | | |

