

**7800 Dune  
Avalon, NJ 08202**

**Asking \$424,900.00**



**COMMENTS**

Located one short block between the beach and bay, the Concord Suites is a condo-motel that is jointly owned and operated and professionally managed. You may choose how to use your unit to suit your needs. This is an excellent opportunity to buy a "Turnkey" vacation or investment property in Avalon priced well below individual residences. The building is a modern three-story building, constructed of block and concrete stress core, consisting of ninety residential and two commercial units. The Concord was constructed for summer use and is available for owner for use April through Thanksgiving. The structure was built in 1971 and remodeled as condominiums in 1984. All units were sold to private owners at that time and units currently for sale are those being resold privately by the current owners. Common areas include two large swimming pools (one heated) and four sun decks with table, chairs and sun umbrellas. There are also two public restrooms, a foot wash station, bike racks, and two Brita Hydration Stations on the premises. The ADA compliant elevator which services all floors is located in the center of the building and there are accessibility ramps on the east and west side of the building. The 490 Sq Ft. units are identical efficiency suites consisting of a living room, bedroom, efficiency kitchen and bathroom. Each unit sleeps six with two queen beds in the bedroom and a queen sleeper sofa in the living room. The units also have two televisions and a DVD player Being offered at the Concord Suites; this 2nd floor unit is located on the east end overlooking the middle of the east pool. This unit is also just steps away from the east sundeck. It has a separate bedroom with 2 queen sized beds, 1 full bath and a living room /kitchen area. The latter boasts a queen pull out sofa and an eat in table for 2-4. The kitchen consists of a 2-burner glass top stove, full sized refrigerator, and all the amenities to make you feel at home. The Concord Suites is centrally located on the border between Avalon and Stone Harbor and is within walking distance to many restaurants and shopping. Do not miss out to own your "Suite" piece of the beach!

**PROPERTY DETAILS**

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
Wall To Wall Carpet	1 Car Black Top Driveway	Living Room	Range Microwave Oven Refrigerator
AlsoIncluded	Heating	Cooling	HotWater
Rugs	Electric	Central Air	Gas
Furniture	Forced Air Heat Pump		
Water	Sewer		

# Berger Realty

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