



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 ☑ info@bergerrealty.com



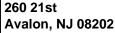












Asking \$639,000.00



## COMMENTS

PRIME RETAIL/OFFICE SPACE AVALON, NJ Don\'t miss this incredible opportunity to OWN a premium commercial property in the heart of Avalon, NJ. Situated in a prime location, this recently renovated space is perfect for retail or office use and offers unmatched visibility and convenience with 865 sq.ft. MODERN RENOVATION: New luxury vinyl plank flooring throughout for a sleek, contemporary . AMENITIES: Includes a kitchenette, bathroom (with a shower), HVAC system for climate control. HIGH VISIBILITY END UNIT: Three oversized display windows for maximum exposure to foot and vehicle traffic. ACCESSIBILITY: Handicap access for ease of entry and compliance. PARKING: 2 dedicated parking spaces provide convenience for employees and customers. This space is ideal for boutiques, professional offices, salons, studios, dentist, aesthetician, or other retail ventures looking to establish a presence in one of Avalon's most sought-after locations. Seize this chance to elevate your business with a property that combines prime location, modern amenities, and flexible space. Seller is a licensed NJ Real Estate Agent. PROPERTY WILL BE TRANSFERRED VACANT - NO TENANTS

## PROPERTY DETAILS ParkingGarage InteriorFeat

1 To 5 Spaces

Exterior Concrete InteriorFeatures Display Window Elevator Pass Handican Feature

Handicap Features Restroom Smoke/Fire Alarm Heating Curtain Wall Forced Air Multi-Zoned



Ask for Cynthia Henes <sup>Ho</sup>Berger Realty Inc<sup>Water</sup> <sup>Electric</sup> E 55th St., Ocean City Call: 609-399-4211 Email to: cah@bergerrealty.com

