



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



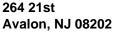
info@bergerrealty.com















## **COMMENTS**

PRIME RETAIL/OFFICE SPACE AVALON, NJ Don\'t miss this incredible opportunity to OWN a premium commercial property in the heart ofAvalon, 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 conference room, bathroom, HVAC system for climate control. HIGH VISIBILITY UNIT: Two 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 NJReal Estate Agent. PROPERTY WILL BE TRANSFERRED VACANT - NO TENANTS

## PROPERTY DETAILS

Exterior Park Concrete 1 To

ParkingGarage 1 To 5 Spaces Assigned Parking OtherRooms Office Space Avail Retail Store Utility Room

InteriorFeatures Display Window Elevator Pass Handicap Features Restroom Smoke/Fire Alarm



Ask for Cynthia Henes

Cobleger Realty Inc HotWater
Central E 55th St., Ocean City
Conditioning
Electrol: 609-399-4211

Email to: cah@bergerrealty.com

Wate.

