

Berger Realty

Since 1928



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
info@bergerrealty.com



264 21st
Avalon, NJ 08202

Asking \$599,999.00



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 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 NJ Real Estate Agent. **PROPERTY WILL BE TRANSFERRED VACANT - NO TENANTS**

PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Concrete	1 To 5 Spaces	Office Space Avail	Display Window
	Assigned Parking	Retail Store	Elevator Pass
		Utility Room	Handicap Features
			Restroom
			Smoke/Fire Alarm

Heating
Gas Natural
Forced Air

Ask for Donna M. Drohan
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330

Email to: dmd@bergerrealty.com

Sewer
City

Water

