

# Berger Realty

Since 1928



**Berger Realty, Inc**  
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**264 21st**  
**Avalon, NJ 08202**

**Asking \$614,999.00**



## 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



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Water

