

# Berger Realty

Since 1928



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

info@bergerrealty.com



177 80th  
Avalon, NJ 08202

Asking \$849,000.00



## COMMENTS

Beach block first floor condo located in the popular Merrimac building. Prime Avalon NJ location convenient to wonderful restaurants, recreation facilities, and of course a wide beach! Unit 105 offers easy access to the on-site heated saltwater pool. Outdoor amenities include lounge chairs around the pool and a BBQ area. The interior is all NEW! The custom kitchen features a sleek cooktop, a combo convection microwave oven, and full size refrigerator (Zline brand). Durable compressed wood flooring and attractive shiplap ceilings throughout. There is an out cave with built-in twin-size bunks. The stack washer and dryer is located in an adjacent closet. A stall shower bathroom is also in this area. The primary bedroom has a King size bed, separate AC unit and a wall mounted TV. To be sold completely fully furnished and equipped. Assigned parking for Unit 105 is in the back lot with a pass-through walkway to the front door. Rinse off area is located on the east side of the building near the pool. The owner's lounge is an optional space for entertaining guests, and features a full bathroom, TV and kitchen. Well managed association. Condo fees include water, sewer, cable, insurances, and year-round property management. Entire complex was extensively renovated in 2019 (original structure was built in 1966). Unit 105 is a weekly vacation rental with leases in place for the summer. Based on current reservations (6 weeks booked as of 3/27/25) and past history, the gross rental income is estimated to be \$35,000+. Leases and rental income transfer as of settlement!

## PROPERTY DETAILS

### Unit Features



### Parking/Garage

1 Car

Assigned Parking

### Other Rooms

Living Room

Breakfast Nook

Laundry/Utility Room

Storage Space

1st Floor Master Bedroom

1st Floor Master Bedroom

1st Floor Master Bedroom

1st Floor Master Bedroom

1st Floor Master Bedroom

1st Floor Master Bedroom

1st Floor Master Bedroom

1st Floor Master Bedroom

1st Floor Master Bedroom

1st Floor Master Bedroom

1st Floor Master Bedroom

1st Floor Master Bedroom

1st Floor Master Bedroom

1st Floor Master Bedroom

### Appliances Included

Microwave Oven

Refrigerator

Washer

Washer

Washer

Washer

Washer

Washer

Washer

Washer

Washer

Washer

Washer

Washer

Washer

Washer

Washer

Washer

Washer

Heating

Electric

Baseboard

Space/Wall/Floor

Cooling

Electric

Wall Air Conditioning

Water  
City

Sewer  
City



Ask for Rodman Pierce

Berger Realty Inc.

109 E 55th St., Ocean City

Call: 609-399-4211

Email to: rpp@bergerrealty.com

Email to: rpp@bergerrealty.com

Email to: rpp@bergerrealty.com

Email to: rpp@bergerrealty.com

Email to: rpp@bergerrealty.com

Email to: rpp@bergerrealty.com

Email to: rpp@bergerrealty.com

Email to: rpp@bergerrealty.com

Email to: rpp@bergerrealty.com

Email to: rpp@bergerrealty.com

Email to: rpp@bergerrealty.com

Email to: rpp@bergerrealty.com

Email to: rpp@bergerrealty.com

Email to: rpp@bergerrealty.com