

Berger Realty

Since 1928



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

info@bergerrealty.com



Park the car and never drive. Steps away from beach, boardwalk, shopping, food, drink, music, fireworks, parking as well as Police and Fire Department blocks away. Maybe best location in all of Avalon.



46 31st
Avalon, NJ 08202

Asking \$3,395,000.00



COMMENTS

Prime beach block property located between Avalon Avenue and First Avenue. Steps away from the 32nd Street Beach path. This 50'\x110\' lot is 4 houses from the beach. Priced at land value while affording the option to enjoy personally or as a rental investment property. This is an excellent value as evidenced by the new construction offered for Five Million Dollars plus almost everywhere East of First Avenue There's nothing like this available in today's market, so move quickly for this unique opportunity.

PROPERTY DETAILS

| | | | |
|-------------------------------------|--|------------------------------------|---|
| Exterior Asbestos | OutsideFeatures Patio Screened Porch | ParkingGarage Concrete Driveway | OtherRooms Living Room Eat-In-Kitchen Florida Room |
| InteriorFeatures Fireplace- Wood | AppliancesIncluded Range Oven | Basement Crawl Space | Heating Gas Natural |
| Cooling Central Air Condition | HotWater Gas- Natural | Water City | Sewer City |



Ask for Ellen L. Senft
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