

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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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 Sean McGinnis  
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