



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com

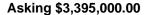


Park the car and never drive. Steps away from beach, boardwalk, shopping, food, drink, music, fireworks, parking as well as Police and Fire Department blocks away. Maybe best location in all of Avalon.





46 31st Avalon, NJ 08202





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 Thomas Horan Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: tph@bergerrealty.com

