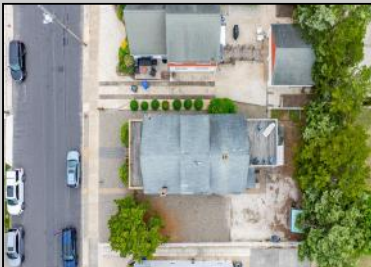


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



55 22nd  
Avalon, NJ 08202

Asking \$2,799,000.00



## COMMENTS

RARE OPPORTUNITY TO BUILD YOUR DREAM SHORE HOME ONLY A BLOCK AND HALF FROM THE PRISTINE AVALON BEACHES! An unbelievable location.... 1 1/2 blocks to the beach, 1 1/2 blocks to dining and shopping, 2 1/2 blocks to the bay and a short 8 block walk to playgrounds and recreation facilities for kids and adults alike. Imagine being able to easily maneuver to all the best activities the Island has to offer. The existing home is on a 50' X 110' lot offering you the ability to build a spectacular 3-story, 3,800 sq. ft. home. Property is being sold in as is condition. These opportunities don't come along often! Don't miss your chance, call today!

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Porch Outside Shower See Remarks	ParkingGarage See Remarks	OtherRooms Living Room Dining Room Kitchen See Remarks
InteriorFeatures Wall to Wall Carpet Laminate Flooring	AppliancesIncluded Oven Refrigerator Dishwasher	AlsoIncluded See Remarks	Basement Crawl Space



Ask for Jeremy Kershner  
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Water  
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