

# Berger Realty

Since 1928



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

info@bergerrealty.com



3149 First  
Avalon, NJ 08202

Asking \$2,895,000.00



## COMMENTS

Combining the charm of old school Avalon with the flexibility of multiple units! This three-unit property features a 3 bedroom, 1.5 bath unit on the first floor, a 1 bedroom unit upstairs, and a 1 bedroom detached rear cottage. Use one or more units for your own vacation time, or rent them all to maximize your rental income. The location of this 50x110 lot is also exceptional: walk to the 32nd Street beach, OR, walk a "short block" south to the 33rd Street beach path and enjoy the beach there. Just a block to the west is the edge of the Avalon business district and all its shops and restaurants, making this a true "park and walk" location. Whether you're looking for a vacation home, rental property, or eyeing the location for future construction, this home is worth a look today!

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	AlsoIncluded
Deck	2 Car	Living Room	Furniture
Screened Porch	Concrete Driveway	Kitchen	
Sidewalks			
Outside Shower			

Heating	Cooling	HotWater	Water
Gas Natural	Central Air	Electric	Public
Forced Air			



Ask for Mark Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: mkj@bergerrealty.com

