Berger Realty
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REALTOR

3009 Dune
Avalon, NJ 08202

Asking $1,299,000.00

COMMENTS

TRULY A RARE FIND! If you're in the market to purchase a Commercial Unit, then consider this…this beautifully renovated commercial unit comes WITH a two-story townhome! The units are being sold together as a package. FOR THE INVESTMENT MINDED, the projected $70,000 (+/-) in rental income offsets the majority of your mortgage payment! You may breakdown the pricing as you wish; an even split would mean that you're only paying about $650,000 each for a commercial unit AND a townhome, which is a fantastic price!! Projected rental income from the Commercial unit is $26,000/year and the townhome rented for $44,000 during the 2024 season. The great location sits in Avalon's Business District, at the East end of the Avalon Blvd at 30th Street and Dune Drive. Cross just two streets on the way to the beach! Having two units gives you ultimate flexibility. The Commercial unit offers close to 1,000 square feet and includes front & rear entrances and a Powder Room. The property is perfect for a business, office space or retail. No cooking is permitted on the premises. The high elevation avoids nuisance flooding. The spacious townhome (above the commercial unit) features nearly 1,700 square feet of living area with 3 bedrooms, 2 bathrooms and two private decks! The property offers a large parking area in the rear, which will soon be repaved with a new fence installed. There is just one Condo Fee and one Tax Bill, but TWO units! The property offers an ideal "Park-n-Walk" location in the heart of Avalon, and there's only two streets to cross on the way to amazing beaches!

PROPERTY DETAILS

ParkingGarage	OtherRooms	InteriorFeatures	Heating
1 To 5 Spaces	Office Space Avail	Display Window	Heat Pump
		Restroom	
		Storage	

Cooling	Water	Sewer	
Central Conditioning	Air City	City	