

# Berger Realty

Since 1928



Berger Realty, Inc.  
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7800 Dune  
Avalon, NJ 08202

Asking \$435,000.00



## COMMENTS

Welcome to your charming seashore condo at the Concord Suites. Unit 324 has 1 bedroom, living room, kitchen and 1 bath, is fully furnished and comfortably sleeps 6. It is located on the third floor with a birds-eye view of the 2 pools and 5 large sundecks. The unique hands-off condo association structure makes this the easiest property to own in Avalon, as well as a sound investment property. You can live here for the season, take advantage of the strong rental history and rent it for the season, or do a combination of both. 2024 rental income was in excess of \$21,000. Concord Suites is a seasonal association, open April to November. With professional hands-on, on-site, full-time management, all you have to do is drop your bags and head to the beach. No need to do maintenance, paint, arrange for cleanings - it's all handled for you. The property is diligently maintained and routinely upgraded. The location is ideal - 1 block to the beach, 1 block to the bay, 1 block to pickleball, tennis, basketball and recreation fields, and an easy jaunt to Avalon and Stone Harbor town centers. Treat yourself and your family to this tastefully designed, well managed, easy to own seashore oasis.

## PROPERTY DETAILS

ParkingGarage	OtherRooms	AppliancesIncluded	AlsoIncluded
1 Car	Living Room	Range	Curtains
	Kitchen	Microwave Oven	Blinds
	Dining Area	Refrigerator	Furniture



Cooling  
Ask for J.K. Heppner III  
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