

# Berger Realty

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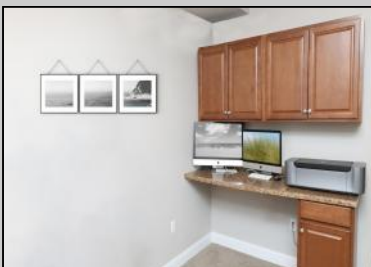
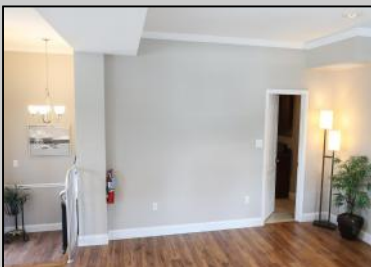
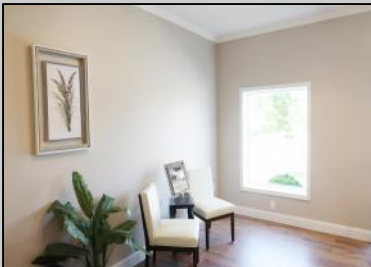
Berger Realty, Inc.  
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Ocean City, NJ 08226  
609-399-0040

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3287 Dune  
Avalon, NJ 08202

Asking \$650,000.00



## COMMENTS

Exceptional Commercial Space in the Gateway to Avalon's Business District Welcome to one of Avalon's most prominent and high-visibility commercial locations, a rare opportunity to establish your business in the heart of this premier beach community. Ideally positioned on the corner of 33rd Street and Dune Drive, this 1,000 sq. ft. ground-floor condo is the first storefront to greet visitors entering from the south, offering unmatched branding and foot traffic potential. With display windows that command attention from pedestrians, cyclists, and drivers alike, and a stoplight just one block away that slows traffic for maximum exposure, this space is ideally suited for a coffee shop, boutique, ice cream parlor, gallery, retail or professional office. Surrounded by strong commercial anchors, including the #1 rated OpenTable restaurant in Avalon and Stone Harbor, across the street, and the Avalon Post Office next door, the location offers a built-in audience from both seasonal visitors and year-round locals. Built in 2003 and maintained in excellent condition, the building features: ADA-compliant side ramp for accessibility, Private rear entrance to storage area for deliveries, Full bathroom with shower, Off-street parking, Attractive signage and exterior lighting, Flood-resilient elevated construction, Low maintenance exterior finishes, Quarterly condo fee: \$907 Whether you're launching a first venture or expanding your brand into one of the Shore's most beloved downtowns, this prime corner location offers the visibility, flexibility, and style your business deserves.

## PROPERTY DETAILS

| Exterior                    | Outside Features      | Parking/Garage | Other Rooms        |
|-----------------------------|-----------------------|----------------|--------------------|
| Sign                        |                       | 1 To 5 Spaces  | Office Space Avail |
| Ask for Brent Kolmer        |                       |                | Coffee Shop        |
| Berger Realty Inc           |                       |                | Retail Store       |
| 109 E 55th St., Ocean City  |                       |                |                    |
| Call: 609-399-4211          |                       |                |                    |
| Heating: Forced Air         | Cooling: Conditioning |                |                    |
| Email: bak@bergerrealty.com |                       |                |                    |



Water  
City

Sewer  
City

