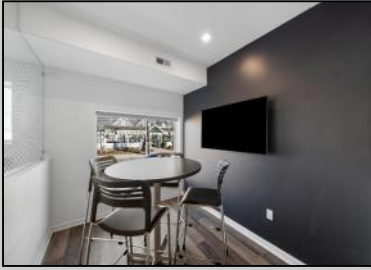


# Berger Realty

Since 1928



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



260 21st  
Avalon, NJ 08202

Asking \$549,000.00



## COMMENTS

PRIME RETAIL/OFFICE SPACE AVALON, NJ Don't miss this incredible opportunity to OWN a premium commercial property in the heart of Avalon, NJ. Situated in a prime location, this recently renovated space is perfect for retail or office use and offers unmatched visibility and convenience with 865 sq.ft. MODERN RENOVATION: New luxury vinyl plank flooring throughout for a sleek, contemporary . AMENITIES: Includes a kitchenette, bathroom (with a shower), HVAC system for climate control. HIGH VISIBILITY END UNIT: Three oversized display windows for maximum exposure to foot and vehicle traffic. ACCESSIBILITY: Handicap access for ease of entry and compliance. PARKING: 2 dedicated parking spaces provide convenience for employees and customers. This space is ideal for boutiques, professional offices, salons, studios, dentist, aesthetician, or other retail ventures looking to establish a presence in one of Avalon's most sought-after locations. Seize this chance to elevate your business with a property that combines prime location, modern amenities, and flexible space. Seller is a licensed NJ Real Estate Agent. PROPERTY WILL BE TRANSFERRED VACANT - NO TENANTS

## PROPERTY DETAILS

|          |               |                   |              |
|----------|---------------|-------------------|--------------|
| Exterior | ParkingGarage | InteriorFeatures  | Heating      |
| Concrete | 1 To 5 Spaces | Display Window    | Curtain Wall |
|          |               | Elevator Pass     | Forced Air   |
|          |               | Handicap Features | Multi-Zoned  |
|          |               | Restroom          |              |
|          |               | Smoke/Fire Alarm  |              |



Ask for Mary Kuchka  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: mk@bergerrealty.com

