

# Berger Realty

Since 1920



Berger Realty, Inc.  
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234 21st  
Avalon, NJ 08202

Asking \$875,000.00



## COMMENTS

PRIME LOCATION, COMPLETELY RENOVATED, FIRST FLOOR, TURN-KEY COASTAL CONDO! Here's your chance to own a FULLY FURNISHED, first floor, 2 bed / 2 full bath condo at The Landings. Best part is it is walking distance to EVERYTHING! This is the perfect opportunity for those that appreciate the convenience of walking to the beach, bay, dining and shopping. It is located directly across from the newly established Union League Whitebrier and other establishments. Due to it facing the opposite street you get the added bonus of its privacy and quieter location. Have a drink on your deck then walk on over for a bite to eat without fighting for a parking spot. The public dock is only a few short minutes' walk or if you are more of a beach bum, the fabulous beaches are only a little over 3 blocks away. The unit was renovated, painted and upgraded in 2022, including a new HVAC system & appliances, all new furnishings and fixtures, countertops and bathrooms! In 2024 a new deck and water heater were installed. Make your own memories at the shore or utilize as a smart investment property. Better yet, combine the two for optimal usage and reap the rewards. Gross rental income for 2025 season as of 8/9 is close to \$28,000. Don't miss out on what will surely stir up envy amongst your friends and family.... Call today!

## PROPERTY DETAILS

ParkingGarage	OtherRooms	AppliancesIncluded	AlsoIncluded
Assigned Parking	Living Room	Range	Drapes
	Kitchen	Oven	Curtains
	Dining Area	Microwave Oven	Shades
	Great Room	Refrigerator	Blinds
		Washer	Rugs
		Dryer	
		Dishwasher	
		Disposal	
		Stainless Steel Appliance	
	Cooling	HotWater	
	Central Air	Electric	City
	Ceiling Fan		
	Heat Pump		



Ask for Mark Kolmer  
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Sewer  
City