

# Berger Realty

Since 1928



Berger Realty, Inc.  
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177 80th  
Avalon, NJ 08202

Asking \$849,000.00



## COMMENTS

Beachblock Condominium - Welcome to Unit 200 at The Merrimack – a rare opportunity in one of Avalon's most sought-after beachblock locations! This 2nd-floor, 2-bedroom, 1-bath condo offers privacy, convenience, and fantastic rental potential. Enjoy views of the ocean and nearby ballfields, along with easy access to Avalon's wide beach, top restaurants, and recreation facilities. The entire complex underwent a major renovation in 2019, while still maintaining its classic coastal charm (originally built in 1966). This turn-key unit is being sold fully furnished and is open year-round. The association is well managed, with condo fees covering water, sewer, cable, insurance, and property management. Relax at the large pool (open Memorial Day through September), or take advantage of the rinse-off station conveniently located by the pool area. Additional highlights include: 2 assigned parking spaces (front and rear) with pass-through walkway, a strong rental history, low-maintenance ownership with everything included in fees. Whether you're looking for a personal getaway, an investment property, or both, this Merrimack condo checks all the boxes!

## PROPERTY DETAILS

|                  |             |                    |                  |
|------------------|-------------|--------------------|------------------|
| ParkingGarage    | OtherRooms  | AppliancesIncluded | Heating          |
| 2 Car            | Living Room | Range              | Electric         |
| Assigned Parking | Kitchen     | Oven               | Space/Wall/Floor |
|                  |             | Self-Clean Oven    |                  |
|                  |             | Refrigerator       |                  |
|                  |             | Washer             |                  |
|                  |             | Dryer              |                  |
|                  |             | Dishwasher         |                  |
|                  |             | Disposal           |                  |
|                  |             | Water              |                  |
|                  |             | Hot Water          |                  |
|                  |             | Electric           |                  |



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