

Berger Realty

Since 1928



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

info@bergerrealty.com



177 80th
Avalon, NJ 08202

Asking \$849,000.00



COMMENTS

Beach block first floor condo located in the popular Merrimac building. Prime Avalon NJ location convenient to wonderful restaurants, recreation facilities, and of course a wide beach! Unit 105 offers easy access to the on-site heated saltwater pool. Outdoor amenities include lounge chairs around the pool and a BBQ area. The interior is all NEW! The custom kitchen features a sleek cooktop, a combo convection microwave oven, and full size refrigerator (Zline brand). Durable compressed wood flooring and attractive shiplap ceilings throughout. There is an out cave with built-in twin-size bunks. The stack washer and dryer is located in an adjacent closet. A stall shower bathroom is also in this area. The primary bedroom has a King size bed, separate AC unit and a wall mounted TV. In the primary bedroom closet, there's roughed in plumbing for a possible future powder room. To be sold completely fully furnished and equipped. Assigned parking for Unit 105 is in the back lot with a pass-through walkway to the front door. Rinse off area is located on the east side of the building near the pool. The owner's lounge is an optional space for entertaining guests, and features a full bathroom, TV and galley style kitchen. Well managed association. Condo fees include water, sewer, cable, insurances, and year-round property management. Entire complex was extensively renovated in 2019 (original structure was built in 1966). Buyer to cooperate with the Seller to complete a 1031 Tax Deferred Exchange (at no expense to the Buyer). Rental income for 2025 was \$40,000+

PROPERTY DETAILS

Unit Features



Parking/Garage

1 Car
Assigned Parking

Other Rooms

Living Room
Kitchen
Breakfast Nook
Laundry/Utility Room
Storage Space
1st Floor Master Bedroom

Appliances Included

Microwave Oven
Refrigerator
Washer

Heating

Electric
Baseboard
Space/Wall/Floor

Cooling

Electric
Wall Air Conditioning

Water
City

Sewer
City



Ask for James Monteleone

Berger Realty Inc.

109 E 55th St., Ocean City

Call: 609-399-4211

Email to: jfm@bergerrealty.com