

# Berger Realty

Since 1928



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**260 21st  
Avalon, NJ 08202**

**Asking \$525,000.00**



## 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. **UNION LEAGUE OWNED WHITEBRIER RIGHT ACROSS THE STREET**

## 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  |              |



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