

# Berger Realty

Since 1928



Berger Realty, Inc.  
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Ocean City, NJ 08226  
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211 23rd  
Avalon, NJ 08202

Asking \$2,095,000.00



#### COMMENTS

RARE OFFERING! Prime Avalon lot offered with architectural plans for a custom three story ~3000 sq. ft. single family house with spacious backyard/ground level entertaining area with pool, huge decks that will have a peak of bay and sunset skies, and in a location that is truly park and walk. Situated in the heart of Avalon's renown downtown business district you are just a short walk to: The Union League Whitebrier, shopping, restaurants, public dock access on the bay (23rd street) and beach. This lot is ready for your dream beach home or build an impressive investment property as this location is one of the few in town that can produce positive cashflow in the first 1-2 years of ownership + likely instant equity! Take advantage of this opportunity as this is your chance to have a NEW CUSTOM SINGLE FAMILY HOME and be all in for only 200-300K more than the price of new townhomes! Current duplex on site to be torn down prior to closing. Call today for more information

#### PROPERTY DETAILS



Ask for Mary Kuchka  
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