

# Berger Realty

Since 1928



Berger Realty, Inc.  
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10 14th  
Avalon, NJ 08202

Asking \$4,099,000.00



#### COMMENTS

Premier Beach Block Corner Lot in Avalon's North End An exceptional opportunity awaits on one of Avalon's most desirable beach block corners. This 60' x 110' parcel offers unmatched potential for your custom coastal retreat. Positioned on Avalon Avenue and 14th Street, the property boasts generous frontage and a setting that combines privacy with convenience. Located in the quiet north end, this lot is just steps from the beach and dune path while remaining close to town amenities. Underground utilities preserve the open views and clean street scape, creating an ideal backdrop for your future home. The sale includes land only—the existing structure will be removed prior to closing—giving you a blank canvas to design a residence of over 4,000 square feet with space for a pool and cabana for outdoor living. Opportunities like this are rare. Secure your place in Avalon's north end and create the beach block home you've always envisioned.

#### PROPERTY DETAILS



Ask for Patricia (Trish) Spengler  
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