

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



264 21st St  
Avalon Boro, NJ 08202

Asking \$675,000.00



## 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. MODERN RENOVATION: New luxury vinyl plank flooring throughout for a sleek, contemporary look. VERSATILE LAYOUT: Two units (260 & 264 21st Street) combined for a total of 1,730 sq. ft., or easily divided into two separate 865 sq. ft. units. AMENITIES: Includes a kitchenette, two bathrooms (one with a shower), and two HVAC systems for individualized climate control. HIGH VISIBILITY: Five oversized display windows for maximum exposure to foot and vehicle traffic. ACCESSIBILITY: Handicap access for ease of entry and compliance. PARKING: Four dedicated parking spaces provide convenience for employees and customers. This space is ideal for boutiques, professional offices, salons, studios, 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. Sellers are licensed NJ Real Estate Agents. PROPERTY WILL BE TRANSFERRED VACANT - NO TENANTS

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Stucco	Sign	1 to 5 Spaces Assigned	Restroom



Ask for Tony Boni  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: ab@bergerrealty.com

HotWater  
Electric  
Water  
Public

