

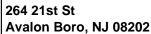


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



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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

| PRC | PFRTY | DETA | I S |
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Exterior OutsideFeatures ParkingGarage InteriorFeatures
Stucco Sign 1 to 5 Spaces Restroom
Assigned

Heating Co**Alsis** for Donna M.Howahan
Forced Air Cepterger Realty Inc^{Electric}

Sewer Call: 609-391-1330

Public Sewer Email to: dmd@bergerrealty.com



Water