



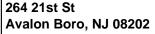
Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com











Asking \$614,999.00



## 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 conference room, bathroom, HVAC system for climate control. HIGH VISIBILITY UNIT: Two 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. Seller is a licensed NJReal EstateAgent. PROPERTY WILL BE TRANSFERRED VACANT - NO TENANTS

OutsideFeatures Sign PROPERTY DETAILS
ParkingGarage InteriorFeatures
1 to 5 Spaces Handicap Features

**HotWater** 

Heating Forced Air Gas-Natural

Cooling

Gas Public Ask for Ken Sedberry Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: kas@bergerrealty.com

Water

Sewer Public Sewer

