

# Berger Realty

Since 1928



Berger Realty, Inc.  
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264 21st St  
Avalon Boro, NJ 08202

Asking \$549,999.00



## 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

## PROPERTY DETAILS

|                 |               |                   |              |
|-----------------|---------------|-------------------|--------------|
| OutsideFeatures | ParkingGarage | InteriorFeatures  | Heating      |
| Sign            | 1 to 5 Spaces | Handicap Features | Forced Air   |
|                 |               |                   | Gas-Natural  |
| Cooling         | HotWater      | Water             | Sewer        |
|                 | Gas           | Public            | Public Sewer |



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