



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



2968 First Avenue, Avalon, NJ, 08202

Price \$2,995,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 8             |
| Bedrooms     | 4             |
| Baths Full   | 3             |
| Baths Half   | 0             |
| Year Built   | 1973          |
| Type         | Single Family |
| Block Number | 29 03         |
| Listing #    | 221225        |
| Taxes        | 6497.00       |

#### COMMENTS

*Opportunity to own a centrally located, well-maintained rancher a block from the heart of Avalon. This 4 Bedroom, 3 bathroom Single-Family home is well maintained and comes with a fabulous rental history under current Ownership. Purchase this move-in ready home as an investment property and take advantage of nearly \$85,000 in gross rental income for the 2024 Season, or b...*

#### PROPERTY FEATURES

|  |   |  |   |
|--|---|--|---|
| Exterior<br>Vinyl  | OutsideFeatures<br>Deck<br>Grill<br>Storage Building<br>Cable TV<br>Sidewalks<br>Outside Shower<br>See Remarks  | ParkingGarage<br>Parking Pad<br>2 Car<br>Concrete Driveway | OtherRooms<br>Living Room<br>Dining Room<br>Kitchen<br>Laundry/Utility Room<br>Florida Room<br>Storage Attic<br>See Remarks<br>1st Floor Primary<br>Bedroom |
| InteriorFeatures<br>Wood Flooring<br>Smoke/Fire Alarm<br>Storage | AppliancesIncluded<br>Range<br>Oven<br>Microwave Oven<br>Refrigerator<br>Washer<br>Dryer<br>Dishwasher<br>Disposal<br>Smoke/Fire Detector<br>Stove Electric | AlsoIncluded<br>Blinds<br>Rugs                             | Basement<br>Crawl Space   |
| Heating<br>Gas Natural<br>Forced Air                             | Cooling<br>Central Air Condition  | HotWater<br>Electric                                       | Water<br>City   |
| Sewer<br>City  |   |  |   |



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**CONTACT**



**Ask for D. James House**  
**Berger Realty Inc**  
**3160 Asbury Avenue, Ocean City**  
**Call:**  
**Email to: [djh@bergerrealty.com](mailto:djh@bergerrealty.com)**

Scan to see Property page.



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