

# Berger Realty

Since 1926



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500  
oc17@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 Vinyl	OutsideFeatures Deck Grill Storage Building Cable TV Sidewalks Outside Shower See Remarks	ParkingGarage Parking Pad 2 Car Concrete Driveway	OtherRooms Living Room Dining Room Kitchen Laundry/Utility Room Florida Room Storage Attic See Remarks 1st Floor Primary Bedroom
InteriorFeatures Wood Flooring Smoke/Fire Alarm Storage	AppliancesIncluded Range Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Smoke/Fire Detector Stove Electric	AlsoIncluded Blinds Rugs	Basement Crawl Space
Heating Gas Natural Forced Air	Cooling Central Air Condition	HotWater Electric	Water City
Sewer City			

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**CONTACT**



**Ask for Linda Watts**  
**Berger Realty Inc**  
**1670 Boardwalk, Ocean City**  
**Call: 609-230-6595**  
**Email to: [ljw@bergerrealty.com](mailto:ljw@bergerrealty.com)**

Scan to see Property page.



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