609-391-0500 m oc17@BergerRealty.com 609-391-0500 m oc17@BergerRealty.com 609-391-0500 m oc17@BergerRealty.com 260 21 st, Avalon, NJ, 08202 Price \$639,000.00 Price \$639,000.00 Price \$639,000.00 Normality Normality Control of the state of the s					1					
PROPERTY DETAILS Total Rooms Betrooms Other State Description Total Rooms Betrooms Other State Description Total Rooms Betrooms Other State Description Comments Description Reserve the state Type Restate Comments Comments Comments Comments Comments Comments Comments Comments this incredible opportunity to OWN a premium commercial property in the heart of Avalon, NJ. Stated in a prime location, it recently renovated space is perfect for retail or office uses and offers unmatched visibility and convenience with 865 sqtt. MODERN RENOVATION: New luxury viny iplank flooring throughout for a sidek PRIME RETAIL/OFFICE SPACE AVALON, NJ Don't miss this incredible opportunity to OWN a premium commercial property the the set of Avalon, NJ. Stated in a prime location, it convenience with 865 sqtt. MODERN RENOVATION: New luxury viny lpank flooring throughout for a sidek PRIME RETAIL/OFFICE SPACE AVALON, NJ Don't miss this incredible opportunity to OWN a premium commercial property tot the set of Avalon, NJ. Stated in a prime location, it convenience with 865 sqtt. MODERN RENOVATION: New luxury viny lpank floori throut with 865 sqtt. MODERN RENOVATION: New	Berger H	Realty	Ocean 6	70 Boardwalk n City, NJ 08226 509-391-0500	REALTOR	Berge	r Realty	Ocea	570 Boardwalk an City, NJ 08226 609-391-0500	REALTOR
Tail Rooms 0 Baths Full 1 Saths Full 1 Yare Built The Rooms Type Retail Biock Number 210 Listing # 250126 Taxes 1309.00 COMMENTS COMMENTS COMMENTS COMMENTS COMMENTS 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 tencovated space is prefere for retail or office use and offers umatched visibility and convenience with 855 sq.t. MODERN RENOVATION: New luxury vinyl plank flooring convenience with 855 sq.t. MODERN RENOVATION: New luxury vinyl plank flooring beloave for a steek PRIME RETAIL/OFFICE SPACE AVALON, NJ Don't miss this incredible opportunity to OWN a convenience with 855 sq.t. MODERN RENOVATION: New luxury vinyl plank flooring beloave for a steek PRIME RETAIL/OFFICE SPACE AVALON, NJ Don't miss this incredible opportunity to OWN a convenience with 855 sq.t. MODERN RENOVATION: New luxury vinyl plank flooring beloave for a steek PRIME RETAIL/OFFICE SPACE AVALON, NJ Don't miss this incredible opportunity to OWN a convenience with 855 sq.t. MODERN RENOVATION: New luxury vinyl plank flooring beloave for a steek PRIME RETAIL/OFFICE SPACE AVALON, NJ Don't miss this incredible opportunity to OWN a convenience with 855 sq.t. MODERN RENOVATION: New luxury vinyl plank flooring beloave for a steek Cocoling <td colspan="5">260 21st, Avalon, NJ, 08202 Price \$639,000.00</td> <td colspan="4">260 21st, Avalon, NJ, 08202 Price \$639,000.00</td> <td>},000.00</td>	260 21st, Avalon, NJ, 08202 Price \$639,000.00					260 21st, Avalon, NJ, 08202 Price \$639,000.00				},000.00
Bedrooms 0 Baths Full 1 Baths Full 1 Baths Full 1 Baths Full 1 Both Supervised 250126 Type Retail Both Supervised 250126 Taxes 1309.00 Premium commercial groperty in the heart of Avalon, NJ. Stuated in a prime location, this recently renovated space is parted to retail or office use and offers unmatched visibility and convenience with 865 sq.ft. MODERN RENOVATION: New luxury vinyl plank flooring convenience with 865 sq.ft. MODERN RENOVATION: New luxury vinyl plank flooring convenience with 865 sq.ft. MODERN RENOVATION: New luxury vinyl plank flooring convenience with 865 sq.ft. MODERN RENOVATION: New luxury vinyl plank flooring convenience with 865 sq.ft. MODERN RENOVATION: New luxury vinyl plank flooring convenience with 865 sq.ft. MODERN RENOVATION: New luxury vinyl plank flooring convenience with 865 sq.ft. MODERN RENOVATION: New luxury vinyl plank flooring convenience with 865 sq.ft. MODERN RENOVATION: New luxury vinyl plank flooring convenience with 865 sq.ft. MODERN RENOVATION: New luxury vinyl plank flooring convenience with 865 sq.ft. MODERN RENOVATION: New luxury vinyl plank flooring convenience with 865 sq.ft. MODERN RENOVATION: New luxury vinyl plank flooring convenience with 865 sq.ft. MODERN RENOVATION: New luxury vinyl plank flooring convenience with 865 sq.ft. MODERN RENOVATION: New luxury vinyl plank flooring convenience with 865 sq.ft. MODERN RENOVATION: New luxury vinyl plank flooring convenience with 865 sq.ft. MODERN RENOVATION: New luxury vinyl plank flooring convenience with 865 sq.ft. WODERN RENOVATION: New luxury vinyl plank	PROPERTY DETAILS					PROP			PERTY DETAILS	
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 85's sq.ft. MODERN RENOVATION: New luxury viny plank flooring throughout for a sleek 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 85's sq.ft. MODERN RENOVATION: New luxury viny plank flooring throughout for a sleek PROPERTY FEATURES Exterior ParkingGarage Levator Pass Restroom Smoke/Fire Alarm Cooling Contract HotWater Levator Pass Restroom Smoke/Fire Alarm Nutli-Zoned Cooling Contract HotWater Vater Water City Sewer City Cooling Contract Ask for Colin Halliday Berger Realty Inc City Colin Seardwalk, Ocean City Cit. Edva 9: ap335-6702 Scan to see Property page.			Bedrooms Baths Full Baths Half Year Built Type Block Number Listing #		1 Retail 21.04 250126			Bedrooms Baths Full Baths Half Year Built Type Block Number Listing #		(1 21.04 250126 1309.00
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. MDDERN RENOVATION: New luxury vinyl plank flooring throughout for a sleek 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. MDDERN RENOVATION: New luxury vinyl plank flooring throughout for a sleek PROPERTY FEATURES PROPERTY FEATURES PROPERTY FEATURES Provide space is perfect for retail or office use and offers unmatched visibility and convenience with 865 sq.ft. MDDERN RENOVATION: New luxury vinyl plank flooring throughout for a sleek PROPERTY FEATURES PROPERTY FEATURES Exterior ParkingGarage InteriorFeatures Heating Concrete 1 To 5 Spaces Display Window Curtain Wall Elevator Pass Forced Air Fandicap Features Multi-Zoned Restroom Smoke/Fire Alarm Smoke/Fire Alarm Multi-Zoned Cooling HotWater Water Seewer Cooling Ask for Colin Halliday Berger Realty Inc Effet Boardwalk, Ocean City<	COMMENTS					COMMENTS				
Exterior Concrete ParkingGarage 1 To 5 Spaces InteriorFeatures Display Window Elevator Pass Handicap Features Restroom Smoke/Fire Alarm Heating Curtain Wall Forced Air Multi-Zoned Exterior Concrete ParkingGarage 1 To 5 Spaces InteriorFeatures Display Window Elevator Pass Handicap Features Restroom Smoke/Fire Alarm Heating Curtain Wall Forced Air Multi-Zoned Cooling Central Air Conditioning Multi-Zoned HotWater Water Sewer City Sewer City Cooling Central Air Conditioning Multi-Zoned HotWater Water Sewer City Cooling Central Air Conditioning Multi-Zoned Kor Colin Halliday Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-335-6702 Scan to see Property page. HotWater Water Scan to see Property page.	premium commercial recently renovated sp convenience with 80	property in the heart of ace is perfect for retail 55 sq.ft. MODERN RE	of Avalon, NJ. Situate or office use and offer	d in a prime loca s unmatched vis	ation, this ibility and	premium comme recently renovate convenience wit	ercial property in the hea ed space is perfect for ret th 865 sq.ft. MODERN sleek	rt of Avalon, NJ. Situate ail or office use and offe RENOVATION: New lu	ed in a prime loca rs unmatched visi	tion, this bility and
Concrete 1 To 5 Spaces Display Window Curtain Wall Elevator Pass Forced Air Handicap Features Multi-Zoned Forced Air Handicap Features Multi-Zoned Cooling HotWater Water Sewer City Coling Central Air Conditioning HotWater Water Sewer City Coling Multi-Zoned Kask for Colin Halliday Sean to see Property page. Coling HotWater Contrate Vater Scan to see Property page. Scan to see Property page. Scan to see Property page. Scan to see Property page. Ask for Colin Halliday Scan to see Property page.	PROPERTY FEATURES					PROPERTY FEATURES				
Central Air Conditioning Electric City City City City City City Multi-Zoned CONTACT Contral Air Conditioning Electric City City Contral Air Conditioning Electric City City City Multi-Zoned Contral Air Conditioning Electric City City Contract Scan to see Property page. Contract Scan to see Property page. Ask for Colin Halliday Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-335-6702 Scan to see Property page. Scan to see Property page.			Display Window Elevator Pass Handicap Features Restroom	Curtain Wall Forced Air				Display Window Elevator Pass Handicap Features Restroom	Curtain Wall Forced Air	
Scan to see Property page. Ask for Colin Halliday Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-335-6702 Scan to see Property page. Scan to see Property page. Ask for Colin Halliday Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-335-6702 Scan to see Property page.	Central Air Conditioning					Central Air Conditio				
Ask for Colin Halliday Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-335-6702 Ask for Colin Halliday Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-335-6702		COI	NTACT				C	CONTACT		
	Berg 1670 Call:	for Colin Halliday er Realty Inc Boardwalk, Ocean City 609-335-6702		Scan to see Prop	erty page.	3	Ask for Colin Halliday Berger Realty Inc 1670 Boardwalk, Ocean C Call: 609-335-6702	ity	Scan to see Prope	rty page.