

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
info@bergerrealty.com



46 31st, Avalon, NJ, 08202

Price \$3,395,000.00

## PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 7             |
| Bedrooms     | 3             |
| Baths Full   | 1             |
| Baths Half   | 0             |
| Year Built   | 1960          |
| Type         | Single Family |
| Block Number | 31.02         |
| Listing #    | 251268        |
| Taxes        | 7424.00       |

## COMMENTS

*Prime beach block property located between Avalon Avenue and First Avenue. Steps away from the 32nd Street Beach path. This 50'\x110'\ lot is 4 houses from the beach. Priced at land value while affording the option to enjoy personally or as a rental investment property. This is an excellent value as evidenced by the new construction offered for Five Million Dollars plus al...*

## PROPERTY FEATURES

|                                     |                                            |                                    |                                                             |
|-------------------------------------|--------------------------------------------|------------------------------------|-------------------------------------------------------------|
| Exterior<br>Asbestos                | OutsideFeatures<br>Patio<br>Screened Porch | ParkingGarage<br>Concrete Driveway | OtherRooms<br>Living Room<br>Eat-In-Kitchen<br>Florida Room |
| InteriorFeatures<br>Fireplace- Wood | AppliancesIncluded<br>Range<br>Oven        | Basement<br>Crawl Space            | Heating<br>Gas Natural                                      |
| Cooling<br>Central Air Condition    | HotWater<br>Gas- Natural                   | Water<br>City                      | Sewer<br>City                                               |

## CONTACT



Ask for Ellen L. Senft  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-231-5733  
Email to: els@bergerrealty.com

Scan to see Property page.



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