

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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 Asbestos	OutsideFeatures Patio Screened Porch	ParkingGarage Concrete Driveway	OtherRooms Living Room Eat-In-Kitchen Florida Room
InteriorFeatures Fireplace- Wood	AppliancesIncluded Range Oven	Basement Crawl Space	Heating Gas Natural
Cooling Central Air Condition	HotWater Gas- Natural	Water City	Sewer City

## CONTACT



Ask for Karen A. Becker  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-364-0999  
Email to: kab@bergerrealty.com

Scan to see Property page.



# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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 Asbestos	OutsideFeatures Patio Screened Porch	ParkingGarage Concrete Driveway	OtherRooms Living Room Eat-In-Kitchen Florida Room
InteriorFeatures Fireplace- Wood	AppliancesIncluded Range Oven	Basement Crawl Space	Heating Gas Natural
Cooling Central Air Condition	HotWater Gas- Natural	Water City	Sewer City

## CONTACT



Ask for Karen A. Becker  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-364-0999  
Email to: kab@bergerrealty.com

Scan to see Property page.

