



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



3009 Dune, Avalon, NJ, 08202

Price \$1,299,000.00



#### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  | 6       |
| Bedrooms     | 3       |
| Baths Full   | 2       |
| Baths Half   | 0       |
| Year Built   | 1986    |
| Type         | Condo   |
| Block Number | 38      |
| Listing #    | 252014  |
| Taxes        | 4000.00 |

#### COMMENTS

**TRULY A RARE FIND!** This beautifully renovated two-story townhome is being sold as a package WITH the commercial unit below it! You can break down the price as you wish – an even split would mean that you're only paying about \$650,000 each for a commercial unit AND a townhome, which is a fantastic price!! The townhome alone is an incredible value, AND you get an income ...

#### PROPERTY FEATURES

|                 |             |                           |              |
|-----------------|-------------|---------------------------|--------------|
| UnitFeatures    | OtherRooms  | AppliancesIncluded        | AlsoIncluded |
| Hardwood Floors | Living Room | Oven                      | Blinds       |
|                 | Kitchen     | Microwave Oven            | Furniture    |
|                 | Dining Area | Refrigerator              |              |
|                 |             | Washer                    |              |
|                 |             | Dryer                     |              |
|                 |             | Dishwasher                |              |
|                 |             | Smoke/Fire Detector       |              |
|                 |             | Stainless Steel Appliance |              |
| Heating         | Cooling     | HotWater                  | Water        |
| Electric        | Central Air | Electric                  | City         |
|                 | Ceiling Fan |                           |              |
| Sewer           |             |                           |              |
| City            |             |                           |              |

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