

# Berger Realty

Since 1926



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
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            |             |                     |              |

## CONTACT



Ask for Sheilah Baran  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 847-840-2205  
Email to: [sdb@bergerrealty.com](mailto:sdb@bergerrealty.com)

Scan to see Property page.



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