



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  |                     |
| Bedrooms     | 0                   |
| Baths Full   |                     |
| Baths Half   | 1                   |
| Year Built   |                     |
| Type         | Office/Professional |
| Block Number | 30                  |
| Listing #    | 252015              |
| Taxes        | 4000.00             |

#### COMMENTS

**TRULY A RARE FIND!** If you're in the market to purchase a Commercial Unit, then consider this...this beautifully renovated commercial unit comes WITH a two-story townhome! The units are being sold together as a package. FOR THE INVESTMENT MINDED, the projected \$70,000 (+/-) in rental income offsets the majority of your mortgage payment! You may breakdown the pricing as yo...

#### PROPERTY FEATURES

|                          |                    |                  |           |
|--------------------------|--------------------|------------------|-----------|
| ParkingGarage            | OtherRooms         | InteriorFeatures | Heating   |
| 1 To 5 Spaces            | Office Space Avail | Display Window   | Heat Pump |
|                          |                    | Restroom         |           |
|                          |                    | Storage          |           |
| Cooling                  | Water              | Sewer            |           |
| Central Air Conditioning | City               | City             |           |

#### CONTACT

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