



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



3287 Dune, Avalon, NJ, 08202

Price \$650,000.00



#### PROPERTY DETAILS

|              |                      |
|--------------|----------------------|
| Total Rooms  | 0                    |
| Bedrooms     |                      |
| Baths Full   |                      |
| Baths Half   |                      |
| Year Built   | 2003                 |
| Type         | Business Opportunity |
| Block Number | 32.03                |
| Listing #    | 252136               |
| Taxes        | 1289.00              |

#### COMMENTS

*Exceptional Commercial Space in the Gateway to Avalon's Business District Welcome to one of Avalon's most prominent and high-visibility commercial locations, a rare opportunity to establish your business in the heart of this premier beach community. Ideally positioned on the corner of 33rd Street and Dune Drive, this 1,000 sq. ft. ground-floor condo is the first storef...*

#### PROPERTY FEATURES

|                                                                               |                                      |                                     |                                                                                   |
|-------------------------------------------------------------------------------|--------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------|
| Exterior<br>Other (See Remarks)                                               | OutsideFeatures<br>Sign              | ParkingGarage<br>1 To 5 Spaces      | OtherRooms<br>Office Space Avail<br>Coffee Shop<br>Retail Store<br>Shower Room(s) |
| InteriorFeatures<br>Display Window<br>Restroom<br>Smoke/Fire Alarm<br>Storage | Heating<br>Gas Natural<br>Forced Air | Cooling<br>Central Air Conditioning | HotWater<br>Electric                                                              |
| Water<br>City                                                                 | Sewer<br>City                        |                                     |                                                                                   |

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