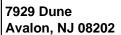
Asking \$585,000.00















COMMENTS

LOCATION, LOCATION, LOCATION! This BEACH BLOCK property offers one of the best locations in Avalon and is super-affordable for all that it offers on this First-Class Island! The ideal Park-n-Walk location is within easy walking distance of the beach, restaurants, beach bars, Public Recreation (spanning from 80th to 82nd Street and including basketball, tennis & pickle ball courts, baseball & soccer fields & a playground), sunsets on the bay at the Promenade on 80th Street, fishing & crabbing at the 83rd Street Public Dock, and all sorts of shops & restaurants in downtown Stone Harbor! The Oceanview Condominiums offer a large pool, and 4 outdoor patio areas: the patio around the pool, the adjacent grilling & lounge area, and two patio areas on the 2nd Floor East & West ends of the building! This is a 2nd Floor unit offering its own outdoor patio area, a nice size Living Area, a fully equipped kitchen, one Bedroom and one Bathroom. There is also a queen size sofa bed in the Living Area. The owner just made a significant financial investment in a new HVAC system (2023) and a new hot water heater in February of 2024! The property is open year-round and offers a weight room, barbeque facilities, off-street parking for one vehicle, shared/common laundry facilities and locked storage for your beach gear! The \$1,059/Quarter Condo Dues include insurance for the Building, water & sewer, Wi-Fi, maintenance of the pool, the building & the grounds, and funding of the Association's Reserve Fund. If you're looking to use this as a Rental Property, the unit has tremendous potential due to the blend of attractive features noted above, and particularly the fact that you can "Park-n-Walk" to all sorts of popular destinations on a year-round basis, which enhances the ability to secure off-season rentals for a well-rounded rental season. The unit was just recently placed onto the rental market with a peak weekly rental rate of \$2,375.

PROPERTY	DETAILS
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UnitFeatures Wall To Wall Carpet Tile Floors ParkingGarage
1 Car
Assigned Parking
Black Top Driveway

OtherRooms Living Room Kitchen AppliancesIncluded Range

Microwave Oven Refrigerator Dishwasher Smoke/Fire Detector

HotWater

Electric

AlsoIncluded Heating Cooling
Furniture Electric Central Air
Heat Pump Ceiling Fan

Water Sewer City City





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