

**3009 Dune  
Avalon, NJ 08202**

**Asking \$1,395,000.00**



**COMMENTS**

TRULY A RARE FIND! This beautifully renovated two-story townhome is being sold WITH the Commercial Unit below it! The rental income from the Commercial unit (a linen rental company) makes the property much more affordable! Depending upon the type of financing, the Commercial unit's rental income pays an approximate \$300,000 mortgage! So if you're thinking about purchasing and renting the property to others, then this property offers you dual income (\$70,000 Gross Rent; \$44,000 in 2024 from the townhome PLUS \$26,400 from the Commercial Unit)...OR ALTERNATIVELY...knowing that you have the income from the Commercial unit, you can spend more time enjoying the 7 Mile Island, and less time renting! The Commercial unit's rent pays two years' worth of your Annual RE Tax & Condo Dues! There is just one Condo Fee and one Tax Bill, but TWO units! The spacious townhome has been extensively renovated and features close to 1,700 square feet of living area with 3 bedrooms and 2 bathrooms! There's also ample outdoor living space with a patio area at the Main Entry, a private deck off the Living Room offering vistas & sunsets, and a private sundeck off the Master Bedroom. The front & rear sliding doors open the path for refreshing breezes! The First Floor of the townhome offers an open Living/Kitchen/Dining Area, one Bedroom and one Bathroom. The Second-Floor features 2 Bedrooms and 1 Bathroom. The Master Bedroom has a sliding glass door for convenient access to the private sun deck! The Commercial Unit has also been extensively renovated. It offers close to 1,000 square feet with a Powder Room and front & rear entrances. There's a large parking lot in the rear of the building. This is an ideal "Park-n-Walk" location in the heart of Avalon, and there's only two streets to cross on the way to amazing beaches! This location also affords easy access to the boardwalk and Avalon's Public Library (across the street). The boardwalk spans along the ocean about half a mile from 32nd Street to 21st Street, and it's the perfect setting for a relaxing walk or an invigorating run! Also, at 29th and 30th Street and the beach, you will find the fantastic Summer Salt Restaurant, Avalon's Surfside Park with restrooms, changing rooms, foot rinse stations for cleaning-up on the way back from the beach, ice cream, and a playground. Check with the Borough for a list all sorts of events happening at Surfside Park during the season. For the recreation-minded, at 32nd Street and 39th Street, you'll find Public recreational facilities including a track, exercise stations and a basketball court. To end the day, it's a short walk to 33rd Street and the bay, where the Public Dock is a great place to watch the sunset with your favorite beverage, or to fish, crab, or swim!

**PROPERTY DETAILS**

| UnitFeatures    | OtherRooms  | AppliancesIncluded | AlsoIncluded |
|-----------------|-------------|--------------------|--------------|
| Hardwood Floors | Living Room | Oven               | Blinds       |
|                 | Kitchen     | Microwave Oven     | Furniture    |
|                 | Dining Area | Refrigerator       |              |

# Berger Realty

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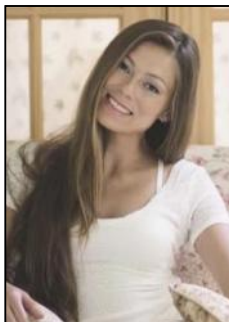
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