Berger Realty
● Since 1920 ●

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REALTOR

272 21st
Avalon, NJ 08202
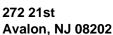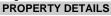
Asking $559,900.00

COMMENTS

Seize this opportunity to secure a great commercial unit in chic and affluent Avalon, famously known as COOLER BY A MILE. Ideal for discerning businesses seeking a blend of luxury and strategic location with this 865 sf space next to the elite and exquisite Tiger Lily Boutique and nearby Kohler's Donuts and The Whitebrier/Circle Tavern/The Princeton block. The unit boasts elegant hardwood floors, providing a warm and inviting atmosphere for customers and clients. The kitchen and bathroom areas are adorned with tasteful tile floors, marrying durability with style. A well-appointed bathroom with contemporary fixtures ensures comfort for both staff and visitors. The unit Includes two assigned parking spaces, a valuable asset in this sought-after area. Located in Avalon\'s enchanting downtown, known for its boutique shopping, diverse dining options, cozy neighborhood bars, quaint local coffee shops, homemade ice cream, and lively nightlife. This vibrant setting is ideal for businesses looking to engage with the community and attract tourist traffic. This commercial unit presents a rare chance to establish a presence in one of Avalon\'s most desirable locations. Whether expanding an existing business or launching a new venture, this space offers the perfect backdrop for success in a community where luxury meets lifestyle. This exceptional condo unit, currently under lease, offers a rare chance to invest in a property that provides an immediate rate of return. Available for sale subject to the terms of the existing lease, this unit is ideal for retail or professional use. Don\'t miss the opportunity to own a well-maintained unit that delivers income from day one, with flexible potential for future use. Secure your investment in this sought-after market today!

PROPERTY DETAILS

Parking Garage	Interior Features	Heating
1 To 5 Spaces	Display Window	Gas Natural
Off Street	Restroom	
Assigned Parking		
Hot Water	Water	
Electric	City	

Ask for Ken Sedberry
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