



2108 Dune  
 Avalon, NJ 08202

Asking \$7,499,000.00

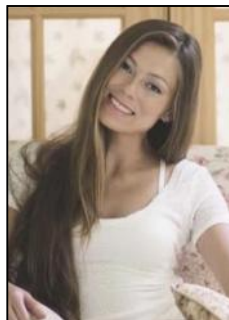


### COMMENTS

Welcome to the heart of Avalon, known as the Circle Pizza Plaza, a prime investment opportunity in the best seashore community New Jersey has to offer. This unique property sits on just over half an acre of land and features five commercial and four residential spaces, all fully rented and generating steady income. It is currently home to one 4 bedroom 2 bath, one 4 bedroom 1 bath, one 3 bedroom 1 bath, and one 2 bedroom 1 bath residential units. The five commercial spaces host some of Avalon's most iconic eateries. Situated at one of Avalon's most desirable corner locations and overlooking the historical Veteran's Plaza, known as "The Circle," this location is the hub of Avalon and is part of everyday life in town. The Circle is visited or spoken of daily by both visitors and residents. The potential for future expansion or enhancements makes this offering an attractive opportunity for the savvy investor. Do not miss out on this rare chance to own one of Avalon's culinary and real estate legacies. Contact us today for more information and to schedule a viewing of the Circle Pizza Complex. The restaurants and equipment are not included in the sale.

### PROPERTY DETAILS

|                  |                  |             |             |
|------------------|------------------|-------------|-------------|
| Outside Features | Parking/Garage   | Heating     | Cooling     |
| Deck             | Assigned Parking | Gas Natural | Central Air |
| Outside Shower   |                  | Electric    |             |
|                  |                  | Forced Air  |             |
|                  |                  | Hot Water   |             |



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