

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



2150 Dune  
Avalon, NJ 08202

Asking \$2,100,000.00



## COMMENTS

Amazing Mixed-Use Investment Opportunity! This unique property offers an exceptional chance to own a mixed-use building in the heart of Avalon's thriving business district. With a spacious four bedroom residence on the second floor, and a commercial restaurant space on the first, this property is perfect for investors or those wanting to live in a vibrant community while generating rental income. The upper residential seven room unit boasts a spacious, comfortable layout with a living room, dining room and kitchen (with range and dishwasher), four bedrooms, 1 bath and a private deck. This versatile unit is perfect for an owner-occupant or as an additional source of rental income. The first floor features a high-visibility restaurant space ideally situated in Avalon's bustling district. It includes an updated interior and is currently home to one of Avalon's newest and most successful businesses. The commercial unit has a separate entrance from the residential space, providing privacy for both tenants or owners. This space offers a fantastic opportunity for a restaurateur looking to make their mark or for an investor seeking a reliable rental property in a prime location. Located in Avalon's vibrant commercial area with strong foot traffic, this property is an incredible investment opportunity with multiple income streams. You could live in the residential unit while renting out the commercial space, or lease both for even greater returns. Please note that the sale is subject to the final condominium conversion process. The sale consists of real estate only. The business and owner's equipment are not included in the sale. Don't miss this rare chance to own a mixed-use gem in Avalon's sought-after business district. Contact us today to schedule a viewing and explore the many offers.



Sewer  
City

Ask for Philip Bellucci  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: pjb@bergerrealty.com

Cooling  
Central Air

HotWater  
Gas

AppliancesIncluded



PROPERTY DETAILS  
ParkingGarage  
ParkingPad  
OtherRooms  
Living Room  
Dining Room  
Kitchen