

# Berger Realty

Since 1928



Ocean 17  
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224 21st  
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 two-story residence on the upper levels, and a commercial restaurant space on the first floor, this property is perfect for investors or those wanting to live in a vibrant community while generating rental income. The upper residential nine room unit boasts a spacious, comfortable two-story layout with open-concept living and dining area is filled with natural light, complemented by an updated kitchen with modern appliances, four bedrooms, two baths 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 most iconic 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-

Contact us today to schedule a viewing and explore the possibilities this

Ask for Christopher Malinowski

## PROPERTY DETAILS

Berger Realty Inc.  
Appliances Included Heating  
Range 1670 Boardwalk, Ocean City  
Over Call: 609-391-0500 Gas Natural  
Microwave Electric  
Washer Dryer  
Dishwasher  
Disposal



HotWater  
Gas

Water  
City

Sewer  
City