

# Berger Realty

Since 1928



**Berger Realty, Inc**  
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**260 & 264 21st  
Avalon, NJ 08202**

**Asking \$1,295,000.00**



## COMMENTS

**PRIME RETAIL/OFFICE SPACE AVALON, NJ** Don't miss this incredible opportunity to OWN a premium commercial property in the heart of Avalon, NJ. Situated in a prime location, this recently renovated space is perfect for retail or office use and offers unmatched visibility and convenience. **MODERN RENOVATION:** New luxury vinyl plank flooring throughout for a sleek, contemporary look. **VERSATILE LAYOUT:** Two units (260 & 264 21st Street) combined for a total of 1,730 sq. ft., or easily divided into two separate 865 sq. ft. units. **AMENITIES:** Includes a kitchenette, two bathrooms (one with a shower), and two HVAC systems for individualized climate control. **HIGH VISIBILITY:** Five oversized display windows for maximum exposure to foot and vehicle traffic. **ACCESSIBILITY:** Handicap access for ease of entry and compliance. **PARKING:** Four dedicated parking spaces provide convenience for employees and customers. This space is ideal for boutiques, professional offices, salons, studios, or other retail ventures looking to establish a presence in one of Avalon's most sought-after locations. Seize this chance to elevate your business with a property that combines prime location, modern amenities, and flexible space. Sellers are licensed NJ Real Estate Agents. **PROPERTY WILL BE TRANSFERRED VACANT - NO TENANTS**

## PROPERTY DETAILS

Exterior	ParkingGarage	InteriorFeatures	Heating
Concrete	1 To 5 Spaces	Display Window	Gas Natural
		Elevator Pass	Forced Air
		Handicap Features	Multi-Zoned



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