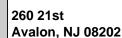




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com





Asking \$639,000.00













## **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 with 865 sq.ft. MODERN RENOVATION: New luxury vinyl plank flooring throughout for a sleek, contemporary. AMENITIES: Includes a kitchenette, bathroom (with a shower), HVAC system for climate control. HIGH VISIBILITY END UNIT: Three oversized display windows for maximum exposure to foot and vehicle traffic. ACCESSIBILITY: Handicap access for ease of entry and compliance. PARKING: 2 dedicated parking spaces provide convenience for employees and customers. This space is ideal for boutiques, professional offices, salons, studios, dentist, aesthetician, 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. Seller is a licensed NJ Real Estate Agent. PROPERTY WILL BE TRANSFERRED VACANT - NO TENANTS

## PROPERTY DETAILS

ParkingGarage Exterior Concrete 1 To 5 Spaces

SALE

BADER-COLLINS

BERGER

BADERCOLLINS.COM

InteriorFeatures Display Window **Elevator Pass** Handicap Features

Curtain Wall Forced Air Multi-Zoned

Heating

Restroom

Smoke/Fire Alarm Ask for Bader - Collins Associates Hoberter Realty Inc Water

Electric City 3160 Asbury Avenue, Ocean City Call: 609-399-0076

Email to: bca@bergerrealty.com

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Sewer