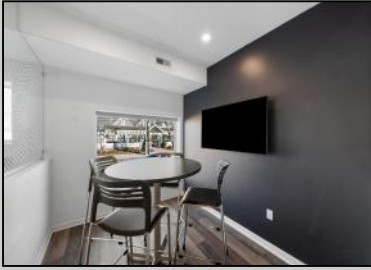




260 21st  
 Avalon, NJ 08202

Asking \$650,000.00



### 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

Exterior	ParkingGarage	InteriorFeatures	Heating
Concrete	1 To 5 Spaces	Display Window	Curtain Wall
		Elevator Pass	Forced Air
		Handicap Features	Multi-Zoned
		Restroom	
		Smoke/Fire Alarm	



Ask for Ben Duncan  
 Berger Realty Inc.  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: bmd@bergerrealty.com

