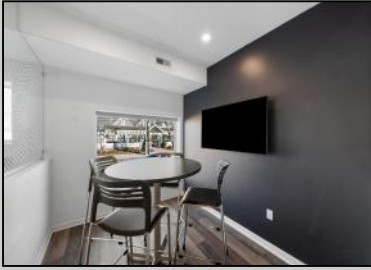




260 21st
 Avalon, NJ 08202

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 | |



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