

Berger Realty

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264 21st
Avalon, NJ 08202

Asking \$675,000.00



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 conference room, bathroom, HVAC system for climate control. **HIGH VISIBILITY UNIT:** Two 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 Concrete	ParkingGarage 1 To 5 Spaces Assigned Parking	OtherRooms Office Space Avail Retail Store Utility Room	InteriorFeatures Display Window Elevator Pass Handicap Features Restroom Smoke/Fire Alarm
Heating Gas Natural Forced Air	Cooling Central Conditioning Electric	HotWater Air Gas	Water
Sewer City			

