



177 80th  
 Avalon, NJ 08202

Asking \$849,000.00



### COMMENTS

Beach block first floor condo located in the popular Merrimac building. Prime Avalon NJ location convenient to wonderful restaurants, recreation facilities, and of course a wide beach! Unit 105 offers easy access to the on-site heated saltwater pool. Outdoor amenities include lounge chairs around the pool and a BBQ area. The interior is all NEW! The custom kitchen features a sleek cooktop, a combo convection microwave oven, and full size refrigerator (Zline brand). Durable compressed wood flooring and attractive shiplap ceilings throughout. There is an out cover with built-in twin-size bunks. The stack washer and dryer is located in an adjacent closet. A stall shower bathroom is also in this area. The primary bedroom has a King size bed, separate AC unit and a wall mounted TV. To be sold completely fully furnished and equipped. Assigned parking for Unit 105 is in the back lot with a pass-through walkway to the front door. Rinse off area is located on the east side of the building near the pool. The owner's lounge is an optional space for entertaining guests, and features a full bathroom, TV and kitchen. Well managed association. Condo fees include water, sewer, cable, insurances, and year-round property management. Entire complex was extensively renovated in 2019 (original structure was built in 1966). Unit 105 is a weekly vacation rental with leases in place for the summer. Based on current reservations (6 weeks booked as of 3/27/25) and past history, the gross rental income is estimated to be \$35,000+. Leases and rental income transfer as of settlement!

### PROPERTY DETAILS

#### Unit Features



#### Parking/Garage

1 Car  
 Assigned Parking

#### Other Rooms

Living Room  
 Kitchen  
 Breakfast Nook  
 Laundry/Utility Room  
 Storage Space  
 Floor Master  
 Bedroom

#### Appliances Included

Microwave Oven  
 Refrigerator  
 Washer

#### Heating

Electric  
 Baseboard  
 Space/Wall/Floor

#### Cooling

Electric  
 Wall Air Conditioning



Water  
 City

Sewer  
 City

Ask for John Tonkinson

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