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

REALTOR

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 cove 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

UnitFeatures	ParkingGarage	OtherRooms	AppliancesIncluded
	1 Car	Living Room	Microwave Oven
	Assigned Parking	Kitchen	Refrigerator
		Breakfast Nook	Washer
		Laundry/Utility Room	Dryer
		Storage Space	Smoke Detector
		1st Floor Master Bedroom	

Ask for Ken Sedberry
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: kas@bergerrealty.com

Heating	Cooling
Electric Baseboard Space/Wall/Floor	Electric Wall Air Conditioning

Water	Sewer
City	City