

Berger Realty

Since 1928



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



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 cave 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

1st Floor

Master Bedroom

Appliances Included

Microwave Oven

Refrigerator

Washer

Stove/Oven/Dishwasher

Central Air Conditioning

Hardwood Floors

Walk-in Closet

Stainless Steel Appliances

Granite Countertops

Open Floor Plan

High Ceilings

Large Windows

Modern Decor

Professional Landscaping

24-Hour Security

Convenient Location

Close to Beach

Easy Access to Pool

Well Maintained

Move-In Ready

Call Today!

Patricia (Tish) Spengler

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3160 Asbury Avenue

Ocean City, NJ 08226

Call: 609-399-0076

Email: pjs@bergerrealty.com

Heating: Electric

Cooling: Electric

Baseboard

Wall Air Conditioning

Space/Wall/Floor

Water: City

Sewer: City

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