

# Berger Realty

Since 1920



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



211 23rd Street  
Avalon, NJ 08202

Asking \$1,849,000.00



## COMMENTS

Don't miss your opportunity to own on the 7 Mile Island! This is the least expensive home on the island. The building consists of 2 separate units. The front and Rear units both have 2 bedrooms and 1 Full bath. There is an outdoor shower for each unit. The rear unit has a large deck overlooking a private backyard, perfect for entertaining. Current owner has made many improvements to both units since ownership, including new roof, siding, outdoor shower, kitchen cabinets, and Corian counters, along with new vinyl plank flooring and fresh paint throughout. The property has a Washer and dryer in a separate room shared with both units. The rear unit has a large deck overlooking a private backyard, perfect for entertaining. Steps away from Cafe Loren and Avalon Freeze. The home has been on the rental market and has active leases for the 2025 season. Easy to show, call for an appointment.

## PROPERTY DETAILS

Outside Deck	Other Rooms	Also Included	Basement
Grill	Living Room	Drapes	Crawl Space
Fenced Yard	Kitchen	Curtains	
Cable TV	Dining Area	Shades	
Sidewalks	Laundry/Utility Room	Blinds	
Outside Shower		Partial Furniture	



Cooling  
Call for James Monteleone  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: jfm@bergerrealty.com

Hot Water  
Onsite

Water  
Public

