



264 21st St
Avalon Boro, 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. MODERN RENOVATION: New luxury vinyl plank flooring throughout for a sleek, contemporary look. VERSATILE LAYOUT: Two units (260 & 264 21st Street) combined for a total of 1,730 sq. ft., or easily divided into two separate 865 sq. ft. units. AMENITIES: Includes a kitchenette, two bathrooms (one with a shower), and two HVAC systems for individualized climate control. HIGH VISIBILITY: Five oversized display windows for maximum exposure to foot and vehicle traffic. ACCESSIBILITY: Handicap access for ease of entry and compliance. PARKING: Four dedicated parking spaces provide convenience for employees and customers. This space is ideal for boutiques, professional offices, salons, studios, 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. Sellers are licensed NJ Real Estate Agents. PROPERTY WILL BE TRANSFERRED VACANT - NO TENANTS

PROPERTY DETAILS

| Exterior | OutsideFeatures | ParkingGarage | InteriorFeatures |
|----------|-----------------|---------------------------|------------------|
| Stucco | Sign | 1 to 5 Spaces Assigned | Restroom |



Ask for Lori McCluskey
Berger Realty Inc.
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: lam@bergerrealty.com

Water
Public

