

# Berger Realty

Since 1928



**Berger Realty, Inc**  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



**264 21st St**  
**Avalon Boro, NJ 08202**

**Asking \$1,295,000.00**



## 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<br>Assigned | Restroom         |



Ask for **Ludwik Samulski**  
**Berger Realty Inc**  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: ls@bergerrealty.com

Water  
Public

