

# Berger Realty

Since 1926



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



2968 First Avenue, Avalon, NJ, 08202

Price \$2,995,000.00

### PROPERTY DETAILS

<b>Total Rooms</b>	8
<b>Bedrooms</b>	4
<b>Baths Full</b>	3
<b>Baths Half</b>	0
<b>Year Built</b>	1973
<b>Type</b>	Single Family
<b>Block Number</b>	29 03
<b>Listing #</b>	221225
<b>Taxes</b>	5787.00

### COMMENTS

*Opportunity to own a centrally located, well-maintained rancher a block from the heart of Avalon. This 4 Bedroom, 3 bathroom Single-Family home is well maintained and comes with a fabulous rental history under current Ownership. Purchase this move-in ready home as an investment property and take advantage of nearly \$85,000 in gross rental income for the 2024 Season, or b...*

### PROPERTY FEATURES

<b>Exterior</b> Vinyl	<b>OutsideFeatures</b> Deck Grill Storage Building Cable TV Sidewalks Outside Shower See Remarks	<b>ParkingGarage</b> Parking Pad 2 Car Concrete Driveway	<b>OtherRooms</b> Living Room Dining Room Kitchen Laundry/Utility Room Florida Room Storage Attic See Remarks 1st Floor Primary Bedroom
<b>InteriorFeatures</b> Wood Flooring Smoke/Fire Alarm Storage	<b>AppliancesIncluded</b> Range Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Disposal Smoke/Fire Detector Stove Electric	<b>AlsoIncluded</b> Blinds Rugs	<b>Basement</b> Crawl Space
<b>Heating</b> Gas Natural Forced Air	<b>Cooling</b> Central Air Condition	<b>HotWater</b> Electric	<b>Water</b> City
<b>Sewer</b> City			

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**CONTACT**



**Ask for Barbara Fasy**  
**Berger Realty Inc**  
**1330 Bay Avenue, Ocean City**  
**Call: 609-602-4492**  
**Email to: [bf@bergerrealty.com](mailto:bf@bergerrealty.com)**

Scan to see Property page.



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