



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

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



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**CONTACT**



**Ask for Lori McCloskey**  
**Berger Realty Inc**  
**109 E 55th St., Ocean City**  
**Call: 609-214-3078**  
**Email to: lam@bergerrealty.com**

Scan to see Property page.



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