

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



3009 Dune, Avalon, NJ, 08202

Price \$1,395,000.00

### PROPERTY DETAILS

Total Rooms	6
Bedrooms	3
Baths Full	2
Baths Half	0
Year Built	1986
Type	Condo
Block Number	38
Listing #	242692
Taxes	3959.00

### COMMENTS

**TRULY A RARE FIND!** This beautifully renovated two-story townhome is being sold WITH the Commercial Unit below it! The rental income from the Commercial unit (a linen rental company) makes the property much more affordable! Depending upon the type of financing, the Commercial unit's rental income pays an approximate \$300,000 mortgage! So if you're thinking about purchas...

### PROPERTY FEATURES

UnitFeatures	OtherRooms	AppliancesIncluded	AlsoIncluded
Hardwood Floors	Living Room Kitchen Dining Area	Oven Microwave Oven Refrigerator Washer Dryer Dishwasher Smoke/Fire Detector Stainless Steel Appliance	Blinds Furniture
Heating Electric	Cooling Central Air Ceiling Fan	HotWater Electric	Water City
Sewer City			

### CONTACT



Ask for Chris Warren  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-432-7694  
Email to: caw@bergerrealty.com

Scan to see Property page.



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