

# 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	Oven	Blinds
	Kitchen	Microwave Oven	Furniture
	Dining Area	Refrigerator	
		Washer	
		Dryer	
		Dishwasher	
		Smoke/Fire Detector	
		Stainless Steel	
		Appliance	
Heating	Cooling	HotWater	Water
Electric	Central Air	Electric	City
	Ceiling Fan		
Sewer			
City			

## CONTACT



Ask for Patricia (Trish) Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-425-9254  
Email to: pjs@bergerrealty.com

Scan to see Property page.



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