| Assigned Parking Gas Natural Central Air<br>Electric<br>Forced Air<br>Hot Water<br>Water Water Sewer<br>ectric City City   |   |  |  |   |   |
|--|---|--|--|---|---|
| PROPERTY DETAILS         Total Rooms         Bedrooms         Stars Full         Book Number         21.04         Listing #         243295         Taxes         19628.00         CotMENTS         Veloceme to the heart of Avalon, known as the Circle Pizza Plaza, a prime investment poortunity in the best seashore community New Jersey has to offer. This unique property its on just over half an acre of land and features five commercial and four residential braces, all fully rented and generating steady income. It is currently home to one 4 bedroo         ttside Features   | Berge   | r Realty   | And in case of the second | 55th & Haven Avenue<br>Ocean City, NJ 08226<br>609-399-0040 | REALTOR                                   |
| Total Rooms       0         Badrooms       0         Batns Full       0         Batns Full       0         Batns Half       0         Year Built       1965         Type       Mixed Use         Batns Full       0         Batns Half       0         Year Built       1965         Type       Mixed Use         Batns Full       19628.00         Colock Number       21.04         Listing #       243295         Taxes       19628.00         Colock Number       21.04         Listing #       243295         Taxes       19628.00  | 210   | 8 Dune, Avalon, NJ, 082  | 02   | Price \$7,  | 499,000.00                                |
| A decome to the heart of Avalon, known as the Circle Pizza Plaza, a prime investment<br>poportunity in the best seashore community New Jersey has to offer. This unique property<br>its on just over half an acre of land and features five commercial and four residential<br>baces, all fully rented and generating steady income. It is currently home to one 4 bedroom<br>bath, one 4 bedroo<br><b>PROPERTY FEATURES</b><br>ItsideFeatures ParkingGarage Heating Cooling<br>cock Assigned Parking Gas Natural Central Air<br>Electric Forced Air<br>Hot Water Water Sewer<br>ectric City City<br>Itside<br><b>EDENTIFEATURES</b><br><b>EDENTIFEATURES</b><br><b>EDENTIFEATURES</b><br>Ask for Mark Kolmer<br>Berger Realty Inc<br>109 E 55th St., Ocean City<br>Call: 609-437-4142   |   |  | Bedrooms<br>Baths Full<br>Baths Half<br>Year Built<br>Type<br>Block Numb<br>Listing #<br>Taxes   | 5   | 0<br>1965<br>Mixed Use<br>21.04<br>243295 |
| portunity in the best seashore community New Jersey has to offer. This unique property<br>its on just over half an acre of land and features five commercial and four residential<br>baces, all fully rented and generating steady income. It is currently home to one 4 bedroom<br>bath, one 4 bedroo<br>PROPERTY FEATURES<br>ItsideFeatures ParkingGarage Heating Cooling<br>cock Assigned Parking Gas Natural Electric<br>Forced Air<br>Hot Water Water Sewer<br>cctric City City<br>Is<br>Electric Forced Air<br>Hot Water Berger Realty Inc<br>109 E 55th St., Ocean City<br>Call: 609-437-4142   |   | C  | OMMENTS  |   |   |
| ItsideFeatures<br>brock<br>atside Shower       ParkingGarage<br>Assigned Parking       Heating<br>Gas Natural<br>Electric<br>Forced Air<br>Hot Water       Cooling<br>Central Air         Itside Shower       Water<br>City       Sewer<br>City         Itside Shower       Water<br>City       Sewer<br>City         Itside Shower       Water<br>City       Sewer<br>City         Itside Shower       Water<br>City       Sewer<br>City         Itside Shower       Sewer<br>City       Sewer<br>Sewer<br>Sewer<br>Sean to see Property page.         Itside Shower       Sewer<br>Sean to see Property page.       Sewer<br>Sean to see Property page.         Itside Shower       Sewer<br>Sean to see Property page.       Sean to see Property page. | opportunity in the<br>sits on just over<br>spaces, all fully re | e best seashore commu<br>r half an acre of land<br>ented and generating st | inity New Jersey h<br>and features five  | has to offer. This uniqu<br>commercial and four             | le property<br>residential                |
| ick Assigned Parking Gas Natural Central Air<br>Hot Water Electric Forced Air<br>Hot Water Water Sewer<br>City City<br>Is CONTACT<br>Ask for Mark Kolmer<br>Berger Realty Inc<br>109 E 55th St., Ocean City<br>Call: 609-437-4142  |   | PROPE  | ERTY FEATURES  |   |   |
| ectric City City<br>Is CONTACT<br>CONTACT<br>CONTACT<br>Scan to see Property page.<br>Ask for Mark Kolmer<br>Berger Realty Inc<br>109 E 55th St., Ocean City<br>Call: 609-437-4142   | OutsideFeatures<br>Jeck<br>Outside Shower                       | 0 0  | Gas Natural<br>Electric<br>Forced Air  | 8   |   |
| Scan to see Property page. Ask for Mark Kolmer Berger Realty Inc 109 E 55th St., Ocean City Call: 609-437-4142   | lotWater<br>Electric<br>Gas                                     |  |  |   |   |
| Ask for Mark Kolmer<br>Berger Realty Inc<br>109 E 55th St., Ocean City<br>Call: 609-437-4142   |   |  | CONTACT  |   |   |
|  |   | Berger Realty Inc<br>109 E 55th St., Ocean Cit<br>Call: 609-437-4142       |  | Scan to see Pro   | perty page.                               |

