

## Main and Interior Photo Brochure

2619 Dune Drive

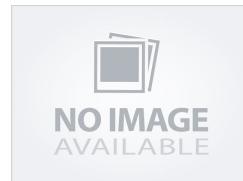
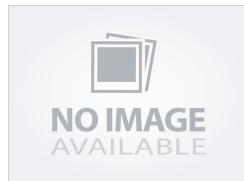
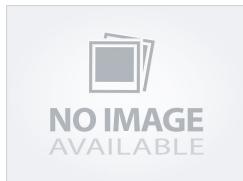
Avalon

\$1,412,500



### PROPERTY INFORMATION

**Status** UNDER CONTRACT  
**Asking Price** \$1,412,500  
**Address** 2619 Dune Drive  
**City** Avalon  
**Lot Size** 60x110  
**Sold Price**  
**Closing Date** 11/1/2019  
**Contract Date** 7/19/2019



Remarks **RARE COMMERCIAL/RESIDENTIAL OPPORTUNITY!** Kudos American Grille is a well-known establishment located on the corner of 26th and Dune Drive. The interior of the restaurant has been renovated offering a rustic setting and available outdoor seating. Kudos is humbled with the amount of consistent reviews and returning guests that come back every season. Side yard off-street parking is available as well. From a developing standpoint, Kudos sits on a 60x110 and is in the B-2 zoning district. Principal uses allow 1 or 2 commercial dwellings on the first floor and the option to build 1 or 2 residential dwellings on the second floor. Dune Drive provides a steady flow of foot, bike and car traffic during our summer season. There is endless potential and possibilities for owning a corner lot like this in the center Avalon.



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