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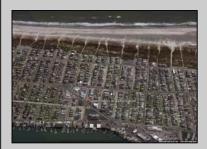✉ info@bergerrealty.com

REALTOR

3200 Atlantic- Brigantine
Brigantine, NJ 08203

Asking $2,500,000.00

COMMENTS

Unique and rare offering of this iconic property and business that was established in 1955. This active & prosperous business and building are being offered together! This once in a lifetime opportunity is the oldest and one of the most successful businesses in Brigantine with over 5,000 clients. The building is 3600 +/- SF and is the perfect opportunity for any HVAC contractor/businessman looking for a unique opportunity with a steady income stream. The property is located 2 blocks from the Beach. 1st floor is 1,800 SF which includes warehouse space, offices and a bathroom. This location also holds 2, two bedroom, one bath residential units on the 2nd floor, both units are well under market, and they rent for $1,300 per month. Each unit is 900 SF +/- and includes a washer & dryer and central air conditioning. The landlord pays all utilities. The property's corner location allows for tons of exposure to both walking and vehicular traffic with only one way in and out of Brigantine. Located on the corner of 32nd and W. Brigantine Ave, the property is zoned B1. This property could be yours to live and work in, or work and lease out one or two of the residential units. Werner Plumbing, Heating and Air Conditioning company has been a staple in the Brigantine community for nearly seven decades with a spectacular reputation of honesty, quality work & long-time repeat clientele. Located across the street from Paul's Hardware, Aversa's Bakery and CVS and is in a perfect position for maximum business exposure!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	Heating
	Storage Building	6 To 10 Spaces	Gas Natural
	Trussed Roof		Hot Water
	HotWater Gas	Water Public	

SALE

BC
BADER-COLLINS
ASSOCIATES
"THE TEAM YOU CAN TRUST"

BERGER
REALTY
3160 Asbury Avenue

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