

# Berger Realty

Since 1920



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500



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**1301 Brigantine**  
**Brigantine, NJ 08203**

**Asking \$2,000,000.00**



## COMMENTS

Attention Investors here is your opportunity to own this one of kind property located in the heart of the island. This is right smack dab in the middle of the central business district. Only one block to an awesome beach. Property features 4 two bedroom 1 1/2 bath apartments all redone and updated. All are currently occupied with great tenants. 3 apartments are located on the 2nd floor and 1 on the first floor. In addition building also has 4 commercial spaces fully occupied with stable businesses. All units are in excellent condition, located on first floor. Contact listing agent for lease information and annual income. More pictures to follow shortly.

## PROPERTY DETAILS

|          |              |         |          |
|----------|--------------|---------|----------|
| Exterior | Heating      | Cooling | HotWater |
| Aluminum | Gas-Natural  | Central | Gas      |
| Stucco   |              |         |          |
| Water    | Sewer        |         |          |
| Public   | Public Sewer |         |          |



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