

# Berger Realty

Since 1928



Ocean 17  
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**3210 Atlantic Brigantine Blvd  
Brigantine, NJ 08203**

**Asking \$1,499,000.00**



SJSRMLS

## COMMENTS

Motivated buyer meet your motivated seller! Welcome to an exciting opportunity to own a multi-family property with endless potential for a savvy investor like you. This charming and well-maintained building with six spacious units is waiting for you to make it your own. All tenants are month-to-month, leaving you with the flexibility to renovate or convert the units to your liking. The property is currently generating \$80k, but with some rents not being aligned with market value, there is plenty of room for growth. As an investor, you have the potential to increase revenue and maximize profits by adjusting rents or converting the units to condominiums. Located in the heart of town, with off-street parking, the property is surrounded by local shopping and dining options that are sure to please your tenants. Additionally, the property's proximity to the beach provides an opportunity for residents to enjoy a beach-centric lifestyle and enhance their overall quality of life. Investing in this property means investing in a prime location and a significant opportunity for substantial returns. With a little bit of creativity and effort, you can turn this property into a profitable investment that meets your unique needs and style. Don't wait to take advantage of this rare opportunity to own a multi-family property with endless potential. Buyers are responsible for all due diligence with the city for zoning and approvals.

## PROPERTY DETAILS

Exterior	OutsideFeatures	Basement	Heating
Stone	See Remarks	Crawl Space	See Remarks
Vinyl			



Ask for Troy Eggle  
Waste Water  
Public Sewer  
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