

# Berger Realty

Since 1928



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**249 40th**  
**Brigantine, NJ 08203**

**Asking \$825,000.00**



## COMMENTS

Welcome to this charming, well-maintained duplex nestled in a peaceful location just 1.5 blocks from the exclusive 40th St. beach. With direct beach access and a nearby public parking lot, this property offers the perfect opportunity to enjoy the beach lifestyle. Each unit in the duplex features two bedrooms and one bath. The renovated second floor boasts an open floor plan, hardwood floors, crispy paint, complete with a fully furnished interior and a new sliding door off the kitchen leading to a composite deck. Perfect for relaxing and feeling the fresh ocean air. The first floor is currently occupied by a responsible year-round tenant, offering immediate rental income. Both units benefit from separate HVAC, electric, water, gas, and washer and dryer, providing convenience and privacy for each resident. The home also includes a newer roof and siding, plus a 1.5 car garage and ample off-street parking. This duplex presents an excellent investment opportunity with potential to convert into a single-family home if desired. Its prime location places you within a short distance of Acme, Wawa, restaurants, and the community center, as well as world-famous Atlantic City for entertainment and dining options. Don't miss your chance to own this versatile and conveniently located property!

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Deck	Detached Garage	Eat In Kitchen	Crawl Space
Sidewalks	One and Half Car	Laundry/Utility Rm	
		Living Room	



Ask for John Tonkinson  
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