

# Berger Realty

Since 1928



Ocean 17  
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Ocean City, NJ 08226  
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269 39  
Brigantine, NJ 08203

Asking \$549,000.00



SJSRMLS

## COMMENTS

1 1/2 blocks to pristine south end beach. 2 Br 2 Ba with a private one car GARAGE! Unit completely re-done 3 years ago. Nice gray laminate flooring throughout, granite countertops in kitchen, nice tiled bathrooms. All appliances are 3 years old. Outside enclosed shower & deck in back. Unit is situated in a small complex of only 4 units. 3 other units will be available for sale once redone. A great opportunity to own a slice of heaven at the beach. Excellent tenant is on a month to month agreement with no lease in place (can be purchased with tenant or vacant) Showing by appointment only. All furnishings belong to tenant except for the appliances. Owner is NJ Lic Real Estate Broker

## PROPERTY DETAILS

|                                      |                          |  |   |
|--------------------------------------|--------------------------|--|---|
| Exterior<br>Brick<br>Vinyl           | ParkingGarage<br>One Car | OtherRooms<br>Dining Area<br>Primary BR on 1st floor | InteriorFeatures<br>Master Bath<br>Pets Allowed<br>Walk in/Cedar Closet |
| Heating<br>Forced Air<br>Gas-Natural | Cooling<br>Central       | HotWater<br>Electric                                 | Water<br>Public Water   |



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