

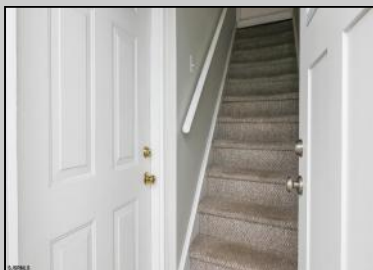
# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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249 40th St S  
Brigantine, NJ 08203

Asking \$467,000.00



## COMMENTS

Welcome to this charming, updated 2nd-floor condo 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. This renovated unit features two bedrooms and one bath with an open floor plan. The condo boasts hardwood floors, fresh paint, and a new sliding door off the kitchen leading to a composite deck, perfect for relaxing and feeling the fresh ocean air. The countertops and stainless steel kitchen appliances are brand new! Also, there is a new custom walk-in tile shower in the bathroom. Even better, the unit is being sold fully furnished! Move right in or start renting. The downstairs unit is also for sale. 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. The home's 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 condominium!

## PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	Heating
Brick Face	Detached Garage	Eat In Kitchen	Forced Air
Vinyl	One and Half Car		Gas-Natural
	See Remarks		
Cooling	Asker for Wendy Brown		Sewer
Central	Berger Realty Inc	Public Water	Public Sewer
	109 E 55th St., Ocean City		
	Call: 609-399-4211		
	Email to: wmb@bergerrealty.com		

