

# Berger Realty

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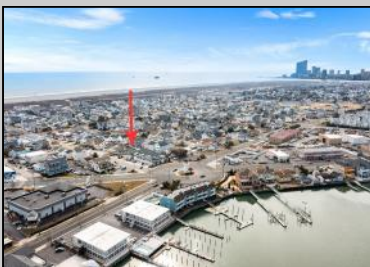
Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



210 34th St S  
Brigantine, NJ 08203

Asking \$839,900.00



## COMMENTS

LOCATION, LOCATION, MONEY! The Perfect Shore Getaway and Income Opportunity! This completely remodeled two-unit duplex offers ultimate versatility and investment potential. Currently in the final stages of condo conversion, it's perfect for a variety of uses. Enjoy one unit as your personal shore retreat while renting the other, rent both for extra income, or take advantage of FHA approval as a first-time homebuyer—live in one unit and let the other help pay your mortgage! For even more flexibility, add a connecting door to create indoor access and transform the property into one large home with two separate living quarters, perfect for your family. Located in the desirable Lighthouse District, you can park your car and leave it—everything is within walking distance! Enjoy nearby shopping, eateries, CVS, and a short .3-mile stroll to the beach, all while taking in stunning bay views. This property truly needs nothing and is ready for you to enjoy or start earning. Don't miss out on this rare and versatile opportunity!

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Curbs	None	Dining Area	Crawl Space
Deck		Eat In Kitchen	
Outside Shower		Kitchen	
Patio		Living Room	
Shed			
Sidewalks			
Heating			
Forced Air			
Gas-Natural			
Hot Water			
Sewer			
Public Sewer			

Ask for Wendy Brown  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: wmb@bergerrealty.com

