

# Berger Realty

Since 1928



**Berger Realty, Inc**  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



**251 38th**  
**Brigantine, NJ 08203**

**Asking \$775,000.00**



## COMMENTS

Endless possibilities with this Beach Property! This charming duplex presents a wealth of options for the savvy investor or future homeowner. Whether you're looking to generate rental income , or enjoy a coastal lifestyle and use as your own personal retreat, this property is your canvas! Just 1.5 blocks from the beach , you'll have easy access to sun, sand, and surf, making this an ideal location for vacationers or permanent residents. This duplex offers a large and inviting deck from the front unit that features 2 bedrooms and 1 bathroom , gas heat/central air, and the rear 1 bedroom 1 bathroom unit is set up as a cozy efficiency. Enjoy peace of mind with a newer roof and siding, upgraded a few years ago. The property is situated on a 50x 90 lot ,offering the potential to convert it into a single family home or even build your dream beach house. On-site parking for three vehicles in addition to a one car garage. Conveniently located near the Acme shopping center, a variety of restaurants , and Brigantine community center and recreation field.Easily accessible recreational facilities including mini golf, pickleball , tennis courts and more! Close proximity to the popular 4x4 drive-on Jetty and Cove beaches, and only minutes away from the Atlantic City Casinos, nightlife , entertainment , and fine dining! Both units are currently tenant occupied, 24hrs notice required.

## PROPERTY DETAILS

|                 |                 |             |             |
|-----------------|-----------------|-------------|-------------|
| OutsideFeatures | ParkingGarage   | Basement    | Heating     |
| Curbs           | Detached Garage | Crawl Space | Gas-Natural |
| Deck            |                 |             |             |



Ask for Adelaide Misal  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [ahm@bergerrealty.com](mailto:ahm@bergerrealty.com)

