

# Berger Realty

Since 1928



Berger Realty, Inc  
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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            |                          |              |             |
| Cooling         | Water for Donna M. Dohan |              |             |
| Central         | Ask for Donna M. Dohan   |              |             |
| Window Units    | Berger Realty Inc        | Public Sewer |             |

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