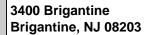




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com







Asking \$729,900.00







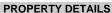






## **COMMENTS**

Beach Block Stand Alone Condo in Brigantine! Don\'t wait on this one! Perfect for a home based business or set up you\'re own sports bar.. Here\'s a chance to get a beautifully remodeled 2 bedroom condo that is the only stand alone house of the 5 units in this complex in the Lighthouse District of Brigantine. This is the crown jewel of this condo offering of 5 units and has the feel of a single family home. Situated on the beach block of 34th street\'s accessible beach, this cozy condo will make a perfect vacation home and can also be a revenue producing rental that can pay for itself. Beautifully remodeled with modern fixtures and appliances. The brand new central air conditioning system will provide comfort year round. It also includes a 2 car garage/workshop with an office and separate half bathroom that can be used in a multitude of ways. Call your favorite agent and book your private showing today! This is unit 5 of 5 units being offered. As this is a newly established condo unit, taxes have not been determined and HOA fee is estimated. There will be a \$1,000 capital contribution for the HOA. HOA fee covers sewer, water, flood and Hazzard insurance on the structure along with common area maintenance.



Exterior Masonry/Block Vinyl

ParkingGarage Two Car

OtherRooms Den/TV Room Eat In Kitchen

InteriorFeatures Hardwood Floors Pets Allowed

Water

**Public Water** 



Cooling HotWater CeAtsak for James GraysHaenn Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

Email to: jgh@bergerrealty.com

