

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**3400 Brigantine  
Brigantine, NJ 08203**

**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.

## PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Masonry/Block	Two Car	Den/TV Room	Hardwood Floors
Vinyl		Eat In Kitchen	Pets Allowed



Cooling  
Central Air for Lureen "Luc" Calcara  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: luc@bergerrealty.com

HotWater  
Public Water

