

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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4500 Brigantine Ave  
Brigantine, NJ 08203

Asking \$440,000.00



## COMMENTS

OPEN HOUSE FRIDAY - 1:00 TO 2:30 (BEFORE CHECKIN) Your piece of paradise is here, a genuine gem in a sought-after location! It features 2 generous bedrooms and 2 elegant, upgraded bathrooms, showcasing newer engineered wood flooring throughout, granite countertops in kitchen and stainless-steel appliances, large washer/dryer stackable and upgraded bathrooms. This home grants access to two pristine pools, one exclusively for adults. Rentals and pets are allowed in this elevator-equipped building, which also provides convenient parking for two vehicles. Enjoy a bike ride to nearby attractions, quaint shops, delightful restaurants, and recreational spots like mini-golf and a dog park. This remarkable building has been meticulously renovated with new exterior and interior walls, windows, sliders, and three newer A/C and heating units. Currently, this unit has rentals in place, so showings are available only on Fridays from 12:30 to 3:00. It is ready for you to buy and use or invest and rent. That's the charm of the BBC building #2; you have the option to use it and rent it out. Just a five-minute drive to the vibrant Atlantic City, the stunning beaches of Brigantine are waiting for you to discover! Showings are by appointment only, so come and grab it before it's gone! Priced to sell. IMPORTANT NOTE: The building has completed a total renovation of all exterior and interior walls and windows there are assessments on these units so ask what they are for each unit. This property the Seller will pay assessment at closing, so you do not have to worry about an extra assessment to pay on this unit. The good news is the major work has been done on these buildings which brings peace of mind and equals great investment!

## PROPERTY DETAILS

Other Rooms: Dining Area, Primary BR on 1st floor  
 Ask for Bob Wilkins  
 Berger Realty Inc.  
 109 E 55th St., Ocean City  
 Call: 609-399-4211  
 Water: Public  
 Sewer: Public  
 Heating: Space/Wall/Floor  
 Master Bath  
 Pets Allowed  
 Email to: bw@bergerrealty.com

