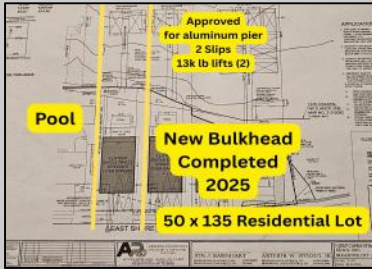


1225 Shore  
Brigantine, NJ 08203

Asking \$1,499,999.00



#### COMMENTS

**RARE BAYFRONT DEVELOPMENT OPPORTUNITY:** 50x135 Lot with New Bulkhead & Dock Approvals! Presenting an unparalleled opportunity on Brigantine's coveted East Shore Drive. This is more than just a property; it's the exclusive canvas for your coastal masterpiece. Situated on an expansive 50' x 135' lot, 1225 E Shore Drive offers breathtaking, unobstructed views of wildlife refuge, bay, ocean and the dazzling Atlantic City skyline. Just .7 miles to the beach, 2 blocks to Brigantine Golf Links Clubhouse situated on a quiet street with plenty of open space this property is a one of a kind find. Imagine waking to glorious sunrises and ending your day with tranquility on the water. The most significant and costly preparations are already complete. This prime parcel features a brand new, heavy duty commercial bulkhead completed in 2025, providing decades of security and peace of mind. For the serious boating enthusiast, the vision is already approved: this property comes with full approvals for an expansive 100-foot aluminum dock and two 13,000 lb boat lifts. Your direct access to the best boating, fishing, and watersports on the coast is secured. This property offers ultimate flexibility with its R2 Residential zoning. **BUILD YOUR DREAM HOME:** The existing structure can be razed to make way for a spectacular custom home. The owner is offering a unique "build to suit" option, allowing you to partner with a reputable builder and bring your vision to life seamlessly. Full building plans are available for review. **INVEST OR OCCUPY:** The current two-family configuration offers immediate potential. The first floor features a 2-bedroom, 1-bath unit, while the second floor provides a 3-bedroom, 2-bath layout. Live in one unit while planning your build, or utilize the property as an income-generating asset. Waterfront property with this combination of size, a new bulkhead, and extensive dock approvals is an exceptionally rare find in today's market. This offering is tailored for the discerning buyer looking to create a legacy shore home, the savvy investor seeking a premier project, or the passionate boater demanding the best in waterfront living. Properties like this will not last long. The time to build your Brigantine dream is now. **Key Features:** Address: 1225 E Shore Drive, Brigantine, NJ 08203 Lot Dimensions: 50' x 135' Zoning: R2 Residential Waterfront: Direct Bayfront with Panoramic Views Bulkhead: Brand New, Completed in 2025 Dock: Approved for a 100 ft Aluminum Dock Boat Lifts: Approved for two (2) 13,000 lb Lifts Opportunity: Raze and build new, owner will "build to suit." Existing Building: 2-Family Dwelling (5 Beds, 3 Baths total) Do not miss this extraordinary opportunity. Contact us today to schedule a private tour, review the building plans, and secure your future on the bay. Adjoining lot also available, 50 x 137 x 114 irr MLS #599139 2 lots to choose from build on one or both !

#### PROPERTY DETAILS

|                 |               |                |            |
|-----------------|---------------|----------------|------------|
| OutsideFeatures | ParkingGarage | OtherRooms     | Heating    |
| Boat Slip       | One Car       | Breakfast Nook | Forced Air |

# Berger Realty

• Since 1928 •



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