

# Berger Realty

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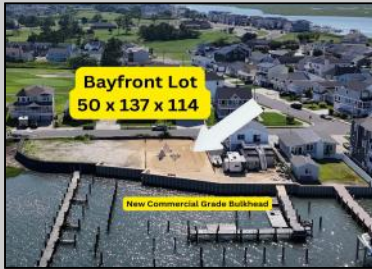
Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500



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1223 Shore  
Brigantine, NJ 08203

Asking \$1,399,999.00



## COMMENTS

Unparalleled Bayfront Development Opportunity in Brigantine, NJ 1223 E Shore Drive, Brigantine, NJ 08203 Seize the rare chance to build your custom waterfront masterpiece at 1223 E Shore Drive! This is one of the last remaining bayfront lots available in Brigantine, offering an exceptional development opportunity for boaters, beach lovers, and those seeking a tranquil coastal lifestyle. Situated on a quiet street, this property promises breathtaking, unobstructed views and a direct connection to the water. This expansive lot, with generous dimensions of 50' x 137' x 114', provides a magnificent canvas for your dream home. The groundwork has already been laid for you. The property features a brand new, commercial-grade bulkhead, ensuring lasting stability and peace of mind. Even more impressively, all the time-consuming and complex approval processes are complete. This lot comes with full NJ DEP Approval for a sprawling 100' dock, complete with two 13,000 lb boat lifts, and approvals for a luxurious in-ground pool. Your vision for the ultimate bayfront paradise is already pre-approved and ready to break ground. 7-8 Ft above sea level with clean fill, a new home is waiting to be built. The location is simply unmatched. For the golf enthusiast, the prestigious Brigantine Golf Links Clubhouse is just two blocks away. The island's beautiful sandy beaches are a short 0.7-mile trip from your doorstep. Gaze across the expansive open bay waters at the serene and protected Edwin B. Forsythe Wildlife Refuge, ensuring your stunning views will remain unspoiled. When you desire excitement, the world-class dining, shopping, and entertainment of Atlantic City are just minutes away. This is more than just a parcel of land; it is a turnkey opportunity to create a



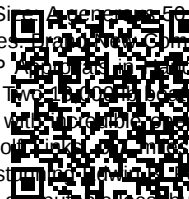
Ask for Monica Raab

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1670 Boardwalk Ocean City

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her offers a seamless "build to suit" option, partnering with a highly to bring your unique vision to life, ensuring quality craftsmanship and a concept to completion. Key Features: Rare Bayfront Lot: One of the last sites on the bay in Brigantine. Expansive Lot Size: 50' x 137' x 114'. Substantial Bulkhead: New commercial-grade bulkhead, ensuring lasting stability and peace of mind. DEP Approval: Full NJ DEP Approval for a sprawling 100' dock, complete with two 13,000 lb boat lifts. In-ground Pool: Approved plans for a 100-foot private dock with in-ground pool. Prime Location: Located on a quiet street with unobstructed water views. Proximity to Amenities: Just two blocks to the Brigantine Golf Links Clubhouse and the Edwin B. Forsythe Wildlife Refuge. Protected Views: Overlooks the serene and protected bay waters. Build to Suit Opportunity: Partner with the owner and a reputable local builder to construct your dream home. Seller will remove existing pilings for future dock construction. Properties with this combination of location, size, and pre-approved amenities are exceptionally rare and do not last long. Contact us today to walk the property, review the approvals, and begin designing the bayfront home you've always dreamed of.

## PROPERTY DETAILS

