

# Berger Realty

Since 1928



Berger Realty, Inc.  
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4501 Atlantic Brigantine Blvd.  
Brigantine, NJ 08203

Asking \$1,500,000.00



#### COMMENTS

Waterfront corner property offering endless possibilities! Featuring a private dock and boat slips, this duplex is perfect for boaters and investors alike. The main residence provides comfortable living with breathtaking sunset views, while the upper 2-bedroom unit generates additional rental income. A rare opportunity to enjoy the beauty of waterfront living while offsetting expenses with extra income. Don't miss this one!

#### PROPERTY DETAILS

|                 |               |                |              |
|-----------------|---------------|----------------|--------------|
| OutsideFeatures | ParkingGarage | OtherRooms     | Basement     |
| Bay View        | None          | Dining Room    | Crawl Space  |
| Boat Slip       |               | Eat In Kitchen |              |
| Deck            |               | Kitchen        |              |
| Fenced Yard     |               |                |              |
| Heating         | Cooling       | Water          | Sewer        |
| Forced Air      | Central       | Public         | Public Sewer |
|                 | Window Units  |                |              |



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