

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1212-1216 Brigantine Ave  
Brigantine, NJ 08203

Asking \$2,300,000.00



## COMMENTS

Welcome to 1212-1216 W Brigantine Avenue, a rare opportunity to own a fully occupied mixed-use commercial building in a prime Brigantine location, just one block from the beach! This well-maintained property features three established, operating businesses on the ground level — Christi's Salon, Island Items, and JCP Home Remodeling — offering consistent rental income and high visibility along one of Brigantine's main commercial corridors. Christi's Salon includes two half bathrooms and an updated interior with a spa-style or esthetician layout in the rear of the unit, ideal for salon or wellness use. The other two commercial units each feature one half bathroom and plenty of retail, office, and storage space, providing flexibility for a variety of business types. The second floor includes two spacious 3-bedroom, 1-bathroom residential apartments, both tenant-occupied, providing additional income and long-term investment stability. The property benefits from excellent exposure, steady foot and vehicle traffic, and proximity to Brigantine's beaches, shops, and restaurants. Whether you're an investor seeking a proven income-producing property or a business owner looking for a strategic location with built-in rental income, 1212-1216 W Brigantine Ave presents an exceptional opportunity.

## PROPERTY DETAILS

|                    |                                      |                        |                                                  |
|--------------------|--------------------------------------|------------------------|--------------------------------------------------|
| Exterior<br>Stucco | Interior Features<br>Display Windows | Heating<br>Gas-Natural | Cooling<br>Central<br>Wall Units<br>Window Units |
|--------------------|--------------------------------------|------------------------|--------------------------------------------------|



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