



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



ocl7@BergerRealty.com



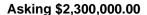








## 1212-1216 Brigantine Ave Brigantine, NJ 08203





## **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 Stucco

InteriorFeatures
Display Windows

Heating Gas-Natural Cooling Central Wall Units Window Units



Waksk for Monica Ranber
Publisger Realty IncPublic Sewer
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: msr@bergerrealty.com

