

# Berger Realty

Since 1928



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**1600 Brigantine Ave  
Brigantine, NJ 08203**

**Asking \$1,650,000.00**



## COMMENTS

Build your dream beach home in Brigantine's prestigious A-zone! Opportunities like this rarely come along. Sitting on an extra-large 90x90 corner lot at W Brigantine Ave and 16th St, this land puts you just steps from the beach in one of Brigantine's most sought-after locations. Enjoy the best of the island lifestyle: easy beach access, nearby dining and nightlife, local shops, mini-golf, Shark Park, and more. Everything that makes Brigantine special is right at your fingertips. The possibilities are incredible. The proposed design, created by award-winning architectural firm Gnome Architects and designed by Coho House, showcases what can be built here: a custom, luxury beach home with approximately 5,318 sq ft, 9 bedrooms, 7.5 bathrooms, an elevator, a dedicated game room, and a full outdoor oasis including space for a pool, lounge areas, and outdoor dining. If a buyer wants to move forward with this concept, the property can be delivered with approved permits, making the building process even smoother. This large lot gives you the freedom to create a home that fits your lifestyle, your vision, and your future. Brigantine offers the perfect blend of relaxation and convenience. Spend your mornings on the wide, peaceful beaches, take advantage of drive-on beach access, and enjoy afternoons exploring local attractions. And when you want more excitement, Atlantic City's world-class restaurants, casinos, entertainment, and nightlife are just a short drive across the bridge. Whether you're dreaming of a luxury vacation home, a multigenerational getaway, or a strong future investment, this lot delivers the foundation for something truly special. Build the shore home you've always imagined right here in Brigantine!

## PROPERTY DETAILS



Ask for Steven Spengler  
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