

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



249 40th, Brigantine, NJ, 08203

Price \$825,000.00

### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   |         |
| Type         |         |
| Block Number | 3601    |
| Listing #    | 584251  |
| Taxes        | 5618.00 |

### COMMENTS

Welcome to this charming, well-maintained duplex nestled in a peaceful location just 1.5 blocks from the exclusive 40th St. beach. With direct beach access and a nearby public parking lot, this property offers the perfect opportunity to enjoy the beach lifestyle. Each unit in the duplex features two bedrooms and one bath. The renovated second floor boasts an open floor pla...

### PROPERTY FEATURES

|                 |                  |                    |              |
|-----------------|------------------|--------------------|--------------|
| OutsideFeatures | ParkingGarage    | OtherRooms         | Basement     |
| Deck            | Detached Garage  | Eat In Kitchen     | Crawl Space  |
| Sidewalks       | One and Half Car | Laundry/Utility Rm | Living Room  |
|                 |                  | Living Room        |              |
| Heating         | Cooling          | Water              | Sewer        |
| Forced Air      | Central          | Public             | Public Sewer |
| Gas-Natural     |                  |                    |              |

### CONTACT



Ask for Carole Aust  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-233-8032  
Email to: cra@bergerrealty.com

Scan to see Property page.



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