Berge	r Realty	Ocea	Ocean 17 i70 Boardwalk nn City, NJ 08226 609-391-0500 @BergerRealty.com	REALTOR	Berge	r Realty	Oc	Ocean 17 1670 Boardwalk ean City, NJ 08226 609-391-0500 .7 <mark>@BergerRealty.com</mark>	REALTOR
249	40th, Brigantine, NJ, 0820	3	Price \$825,	000.00	249	9 40th, Brigantine, NJ, 08	3203	Price \$825	5,000.00
		PROF	PERTY DETAILS				PRC	PERTY DETAILS	
		Total Rooms Bedrooms Baths Full Baths Half Year Built Type Block Number Listing # Taxes		0 0 3601 584251 5618.00			Total Rooms Bedrooms Baths Full Baths Half Year Built Type Block Number Listing # Taxes		0 0 3601 584251 5618.00
blocks from the parking lot, this p	c charming, well-maintaine exclusive 40th St. beach. property offers the perfect atures two bedrooms and	ed duplex nestled in a . With direct beach ac opportunity to enjoy th	cess and a nearby e beach lifestyle. Ea	public ch unit	blocks from the parking lot, this	s charming, well-mainta exclusive 40th St. bea property offers the perfe	ined duplex nestled in the with direct beach act opportunity to enjoy nd one bath. The renov	access and a nearb the beach lifestyle. E	y public Each unit
PROPERTY FEATURES					PROPERTY FEATURES				
OutsideFeatures Deck Sidewalks	ParkingGarage Detached Garage One and Half Car	OtherRooms Eat In Kitchen Laundry/Utility Rm Living Room	Basement Crawl Space		OutsideFeatures Deck Sidewalks	ParkingGarage Detached Garage One and Half Car	OtherRooms Eat In Kitchen Laundry/Utility Rm Living Room	Basement Crawl Space	
Heating Forced Air Gas-Natural	Cooling Central	Water Public	Sewer Public Sewer		Heating Forced Air Gas-Natural	Cooling Central	Water Public	Sewer Public Sewer	
CONTACT					CONTACT				
Ask for David Young Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-827-5077 Email to: day@bergerrealty.com			Scan to see Proper	ty page.		Ask for David Young Berger Realty Inc 1670 Boardwalk, Ocean Call: 609-827-5077 Email to: day@bergerre	•	Scan to see Prope	erty page.