

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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
Heating	Cooling	Water	Sewer
Forced Air	Central	Public	Public Sewer
Gas-Natural			

### CONTACT



Ask for Graham Ginn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-602-4884  
Email to: gmg@bergerrealty.com  
https://www.ocnj.com

Scan to see Property page.



# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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
Heating	Cooling	Water	Sewer
Forced Air	Central	Public	Public Sewer
Gas-Natural			

### CONTACT



Ask for Graham Ginn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-602-4884  
Email to: gmg@bergerrealty.com  
https://www.ocnj.com

Scan to see Property page.

