

# Berger Realty

Since 1920



Ocean 17  
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**1219-1225 Shore  
Brigantine, NJ 08203**

**Asking \$2,999,999.00**



SJSRMLS

## COMMENTS

3 Lots with Riparian Rights 3 Lots CAFRA Permit for Mixed Use/Commercial/Residential included with 5 year individual permit. Zoned B2 Mixed Use Property has existing duplex. 2 Bed 1 Bath Lower Unit 3 Bed 2 Bath Upper Unit newly remodeled both units may be rented yearly or short term/seasonal. Duplex can be razed, Single Family or Side by Side Duplex may be built. Duplex Lot is 60 x 141 Middle Lot is 74 x 114 Exterior Lot is 74 x 114 New single family home or duplex can be built on Lot #1. Residential/Mixed Use can be built on Lot # 2. Mixed Use/Residential can be built on lot # 3. Overlooks Edwin B Forsythe Wildlife Refuge 10 mins to IntraCoastal Waterway ----5 Minutes to Borgata/ Atlantic City Casinos--- ---Blocks to Brigantine Beaches--- ---Island is Golf Cart Friendly- Property is 0.3 Miles to Brigantine Golf Links Clubhouse--- ---Heavy Resort & Tourist Traffic--- Entire Property (3 Lots) may be purchased pre subdivision price of 2,999,999

## PROPERTY DETAILS



Ask for Margarita Kobilianets  
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