



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

Asking \$2,999,999.00



SJSRMLS

COMMENTS

3 Lots with Riparian Rights 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. 3 Lots CAFRA Permit for Mixed Use/Commercial/Residential included with 5 year individual permit. DEP Permit Permits Up to 46 Boat Slips 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. Private/Yacht Club/Residential can be built on lot # 3. 46 Boat Slips can be leased seasonally or converted to condo space and sold individually. Overlooks Edwin B Forsythe Wildlife Refuge 10 mins to IntraCoastal Waterway ----Private/Yacht Club/Residential approved with 5 year permit could provide membership fees and revenue.---- 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--- *****Duplex lot (60 x 141) is scheduled to be SUBDIVIDED from additional lots may be purchased for 1,599,000 Entire Property (3 Lots) may be purchased pre subdivision price of 2,999,999

PROPERTY DETAILS



Ask for Thomas Horan
 Berger Realty Inc
 1330 Bay Avenue, Ocean City
 Call: 609-391-1330
 Email to: tph@bergerrealty.com

