Berger Realty
Since 1920

Berger Realty, Inc.
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REALTOR

1219-1225 Shore
Brigantine, NJ 08203

Asking $2,999,999.00

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 1,399,000 Entire Property (3 Lots) may be purchased pre subdivision price of 2,999,999

PROPERTY DETAILS

Ask for Tony Bono
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