



**3901 Brigantine Ave  
 Brigantine, NJ 08203**

**Asking \$1,300,000.00**



**COMMENTS**

You don't want to miss out on this completely renovated money making machine! This adorable, large corner lot duplex offers first a fantastic location as it sits directly across from beach block with access to one of the largest beaches on the island. And with two units including one 2 bedroom 1 bath and one 1 bedroom 1 bath, a great opportunity to bring in income. Current owners have rebuilt this property from the studs up! New floors, newer roof, appliances and so much more. If you are looking for a total turnkey property opportunity in Brigantine - here it is! Both units are being offered furnished. This is the perfect rental, or live in one side and the rent the other! Gross rental income over the last 24 months brought in over 200K in rentals.

**PROPERTY DETAILS**

ParkingGarage One Car	OtherRooms Dining Area Eat In Kitchen Living Room	Heating Electric Gas-Natural	Cooling Central
HotWater Electric	Water Public	Sewer Public Sewer	



Ask for Alexandra Caulfield  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: aic@bergerrealty.com

