

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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	OtherRooms	Heating	Cooling
One Car	Dining Area	Electric	Central
	Eat In Kitchen	Gas-Natural	
	Living Room		
HotWater	Water	Sewer	
Electric	Public	Public Sewer	



Ask for Susan Goetz  
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