

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



249 40th St S  
Brigantine, NJ 08203

Asking \$485,000.00



SJSRMLS

## COMMENTS

Discover Beachside Living at its Finest! Welcome to this charming, well-maintained 2nd-floor condo, nestled in a tranquil location just 1.5 blocks, and walking distance, from the exclusive 40th St. beach. Enjoy direct beach access and convenient nearby public parking, making it the perfect spot to embrace the Jersey Shore lifestyle. This beautifully renovated unit features two bedrooms and one bath with an open floor plan. Highlights include hardwood floors, fresh paint, and a new sliding door off the kitchen leading to a composite deck, perfect for relaxing and enjoying the fresh ocean air. This condo can be sold fully furnished, so you can move in right away or start renting immediately. The downstairs unit will also be available soon, with both units benefiting from separate HVAC, electric, water, gas, and washer and dryer, ensuring convenience and privacy for each resident. The property also boasts a newer roof and siding. There is a large 1.5-car garage and driveway that are common elements shared by both units. The garage can be evenly split with a common wall at buyers' request; this would allow the garage to be used mainly for storage between both co-owners. Garage and driveway can be accessed through terrace immediately backing the house for private accessibility and convenience. Ideally located, this condo places you within a short distance of conveniences like Acme, Wawa, restaurants, the community center, and the world-famous Atlantic City for entertainment and dining options. Don't miss your chance to own this versatile and conveniently located condominium!

## PROPERTY DETAILS

ParkingGarage OtherRooms  
Deck or Terrace Entry Kitchen  
One and Half Car  
See Remarks  
Call: 609-399-0076  
Email to: tcm@bergerrealty.com

Heating  
Forced Air  
Gas-Natural

