

# Berger Realty

Since 1928



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



214 32nd St S  
Brigantine, NJ 08203

Asking \$749,000.00



#### COMMENTS

FULLY APPROVED MIXED-USE OPPORTUNITY! Commercial parcel measuring 80'x90' (7,200 sq. ft.) has been fully approved for redevelopment of a mixed-use commercial and residential three-story 8,600+ sq. ft. structure. Property is in the heart of a commercially vibrant area, and is only a block and a half to the beach! The first floor is commercial space with a possibility of four (4) tenant-stalls and measures over 2,300 sq. ft. Floors two and three above are two (2) side-by-side townhome style condominium units, measuring nearly 2,900 sq. ft. each, containing 4 bedrooms, 3.5 bathrooms, and plus retreat/rec room. Units have been designed with individual elevators, open vaulted third floor living with multiple decks taking advantage of tremendous views. Walk and bike to the best of Brigantine! This is a fantastic opportunity for the savvy investor or business owner. Condo-out the building and sell the newly constructed residential/commercial units or retain them for personal use or continuous rental cash flow. Plans and renderings are available in the associated documents. Price and listing are for land-value only.

#### PROPERTY DETAILS



Ask for Ken Sedberry  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: kas@bergerrealty.com  
http://www.buytheshore.com

