

# Berger Realty

Since 1928



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702 Lagoon Blvd  
Brigantine, NJ 08203

Asking \$650,000.00



## COMMENTS

Here is a great opportunity to buy a duplex down the shore! Perfect for someone who wants to live in one side and rent the other, or rent out both sides to expand your portfolio. This duplex features two units, Side A and Side B, each offering 2 bedrooms and 2 1/2 baths. Both units mirror each other, providing a cohesive and balanced layout. On the first floor, you'll find a spacious living room, a dining room with sliders leading to the backyard, a kitchen, and a half bath, perfect for entertaining or family living. The second floor of each unit boasts one large bedroom with sliders opening to a deck, another large bedroom with a full bath, and an additional full bath in the hall. These features ensure comfort and convenience for residents, making it an attractive rental property. Side B is currently vacant and available for showings, providing an immediate opportunity for potential buyers to view the property. Side A is tenant-occupied with a lease through May 2025, offering a steady income stream for investors. The property is being sold in AS IS condition, and the buyer will be responsible for all certificates and documents required for closing. This sale is subject to tenant's rights, ensuring that current lease agreements are honored. Don't miss out on this fantastic investment opportunity!

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Deck	None	Dining Area	Crawl Space
		Kitchen	
		Living Room	



Ask for Mary Kuchera  
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