



3401 Ocean
 Brigantine, NJ 08203

Asking \$299,000.00



COMMENTS

Bring your Toolbox! This ocean front condo is priced for an AS IS Sale. In need of interior renovation. Great opportunity to build sweat equity...the last unit sold for \$340,000. The complex was just extensively renovated on the exterior to include new stucco and siding. Perfect property for a cash flow investment as the rental policy is very flexible. Also ideal for personal use or even as an "over-flow" apartment for your guests. Small friendly complex located just steps to the sand on the south end of the island. Other on-site features include a dedicated parking spot, a common laundry area, storage and a large roof-top deck with panoramic ocean and AC skyline views. Low taxes and condo fees! So much to do nearby! This property is located within easy walking distance of many shops and restaurants. The property is tenant occupied on a month to month basis by an excellent long term tenant. Easy to show with 24 hours notice. Tenant will require 60 days to vacate.

PROPERTY DETAILS

Exterior Shingle Stucco	ParkingGarage None	InteriorFeatures Pets Allowed	Heating Baseboard
Cooling Window Units	Water Public Water	Sewer Public Sewer	



Ask for Matthew Bader
 Berger Realty Inc
 3160 Asbury Avenue, Ocean City
 Call: 609-399-0076
 Email to: mhb@bergerrealty.com
 http://www.BADERCOLLINS.com

