



249 40th St S  
Brigantine, NJ 08203

Asking \$929,900.00



SJSRMLS



### COMMENTS

This duplex is situated just 1.5 blocks from the exclusive 40th St. Beach and includes two beautifully remodeled units, each offering direct beach access and nearby public parking. Both Units A (downstairs) and B (upstairs) feature two bedrooms, one bathroom, and an open floor plan. Unit A has been totally renovated with brand new LVP flooring throughout, a bright and stylish kitchen with soft-close cabinetry, granite countertops, GE Café appliances, and a wine cooler. The bathroom has been tastefully upgraded with high-end fixtures and finishes. Unit B boasts hardwood floors, fresh paint, and a new sliding door off the kitchen leading to a large composite deck, perfect for relaxing and feeling the fresh ocean air. The countertops and stainless steel kitchen appliances are brand new! Also, there is a new custom walk-in tile shower in the bathroom. Even better, the unit is being sold fully furnished! Each unit has its own HVAC, electric, water, gas, and laundry, ensuring privacy and convenience for residents. The property also features a newer roof, siding, and a shared 1.5-car garage with the option to divide the space for storage - accessible through a rear terrace, offering private entry and flexible storage options. Ideal for the larger families looking for ideal shared space, which also offers the privacy of 2 separate condos; or extended families looking to purchase and enjoy summers together. You can also live in one and rent the other during the seasons. Each unit can potentially earn approximately \$40k, conservatively, during summer season, and approximately \$10k during the winter months. These numbers are estimates and not actual rent roll data, and are solely based on market data for short term rentals in the immediate location for 2 bed/1 bath condos, sleeping average of \$182/night year round; during summer the average night is right during the winter. Please note: You are responsible to perform your own due diligence. The numbers provided are not actual rent-roll figures; however they are the Short Term Rental market in Brigantine, NJ. Additional highlights include, a new roof, restaurants, the community center, and a walk to city for shopping. Call: 609-399-4241 to embrace the Jersey Shore lifestyle in a prime location.



ASK FOR LEON McCloskey  
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### PROPERTY DETAILS

Heating	Cooling
Forced Air	Central
Gas-Natural	



Water  
Public

Sewer  
Public Sewer