

# Berger Realty

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**3401 Ocean  
Brigantine, NJ 08203**

**Asking \$275,000.00**



## 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 highest recent sale was \$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 off-street parking, a common laundry area, storage and a large roof-top deck with panoramic ocean and AC skyline views. Low taxes and condo fees PLUS fees include heat and hot water! So much to do nearby! This property is located within easy walking distance of many shops and restaurants! Easy to show.

## PROPERTY DETAILS

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



Ask for Phillip Bellucci  
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