



SOLEIL SOTHEBY'S INTERNATIONAL REALTY

---

# 3624 & 3628-44 BRIGANTINE BLVD

---

SHORE HOUSE TEAM



# SUMMARY

## EARNING A RETURN ON THE INVESTMENT

- Close Proximity to the Beach
- Adjacent to Acme and CVS

Excellent opportunity for investment in the center of commercial Brigantine. Property features 14 two-bedroom, 1 bath, 500 sq. ft., second floor apartments, and 7 commercial spaces on the first floor, with ample parking spaces in the 40 X 100 lot.





# PROPERTY SUMMARY

Address..... 3624 & 3628-44 Brigantine Blvd. Brigantine, NJ 08203  
County..... Atlantic  
Building Size..... Approximately 14,500 ft.  
Land Area..... 1/2 acre + 40X100 Lot  
Parking..... 11+ Parking Spaces  
Utilities..... Gas & Electric - AC Electric/ Water - Public  
Taxes..... \$23,863  
Facade..... Stucco  
Zoning..... B1  
Traffic Counts..... 9,210 vehicles per day:



# INCOME & EXPENSES

## INCOME PER UNIT (MONTHLY)

Unit 1	\$775
Unit 2	\$775
Unit 3	\$800
Unit 4	\$775
Unit 5	\$800
Unit 6	\$775
Unit 7	\$850
Unit 8	\$825
Unit 9	\$800
Unit 10	\$775
Unit 11	\$800
Unit 12	\$800
Unit 13	\$800
Unit 14	\$875

## INCOME PER COMMERCIAL UNIT (MONTHLY)

Unit 1-3	\$3900
Unit 4	\$1000
Unit 5	\$800
Unit 6	\$1000
Unit 7	\$1523

EFFECTIVE GROSS INCOME PER YEAR

**\$233,376**

## ANNUAL EXPENSES

Real Estate Taxes	\$23,863
Liability Insurance	\$5,000
Maintenance	\$24,000
Utilities	\$9,308
Yearly Fire Prevention	\$2,100
Sewer	\$7,772
Trash	\$5,520

Total Expenses (\$77,563).

**NET OPERATING INCOME: \$151,613**



# Investment Roadmap



## MARKET OVERVIEW

Property is located in Brigantine, NJ, a top vacation destination on the Jersey shore, as well as a year round community.



## BRIGANTINE OVERVIEW

Brigantine Island runs a distance of 6 miles of inner coastal waterways and gorgeous beaches. Nearby major roadways include the Atlantic City Expressway and The Garden State Parkway.



## SURROUNDING AREA

Brigantine is just over the bridge from the bustling casinos of Atlantic City. As well, as other shore towns like Ventnor City and Margate.





# LET'S TALK ABOUT YOUR INVESTMENT!

---

## OFFICE NUMBER

609.264.5543

## CELL NUMBER

609.839.0218

## EMAIL ADDRESS

[maria.handle@sothebysrealty.com](mailto:maria.handle@sothebysrealty.com)

## ADDRESS

1012 W Brigantine Blvd. Brigantine, NJ 08203

---