

CONCEPTUAL BAYFRONT DEVELOPMENT RESIDENTIAL CONDOS W/ BOAT SLIPS 438 - 440 WEST SHORE DRIVE BRIGANTINE, ATLANTIC COUNTY, NJ



PROPERTY INFORMATION PACKAGE

By:



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Land Development

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&

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This information is believed to be accurate. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, or withdrawal from the market without notice

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438-440 WEST SHORE DRIVE, BRIGANTINE, NEW JERSEY

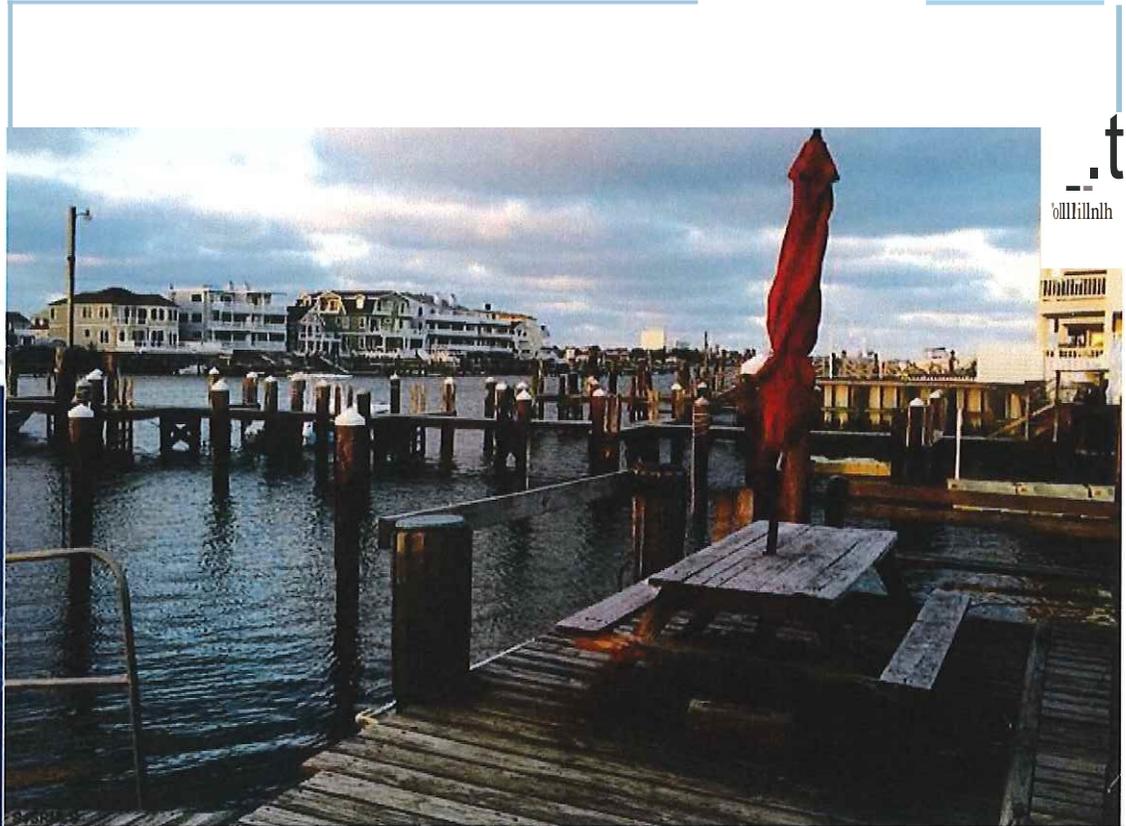
Property Details

Address:	438-440 West Shore Drive Block 7004 Lots 25, 26, 27 Brigantine, Atlantic County, NJ
Location:	West Shore Drive near Hackney Place
Site Size:	120' x 112' +/-, subject to confirmation by survey /site plan. Parcel is somewhat irregular in shape with approximately 120' of frontage on West Shore Drive, and approximately 112' of depth to the existing bulkhead line. *****Additional land may be available
Improvements:	This is effectively a vacant lot. Newer bulkhead with dockage for 16 boat slips. Informal discussions with the City indicate a possible development of 6-8 residential condos with boat slips, subject to all required approvals.
Utilities:	Parcel would be serviced by public water and sewer, subject to formal design and approvals. Natural gas and electric are also available.
Zoning:	B 2- Business 2: which allows for a variety of marina associated uses, and one family dwellings. Two family dwellings are permitted as a conditional use.
Land Use:	Mixed use permitted for commercial and residential uses, subject to formal approvals.
Asking Price:	\$1,500,000 PRICE CHANGE: \$1,300,000 with possible additional lots available with marine shop & apartment above

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Property Photos



Solutions.

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Aerial View



Tax Map

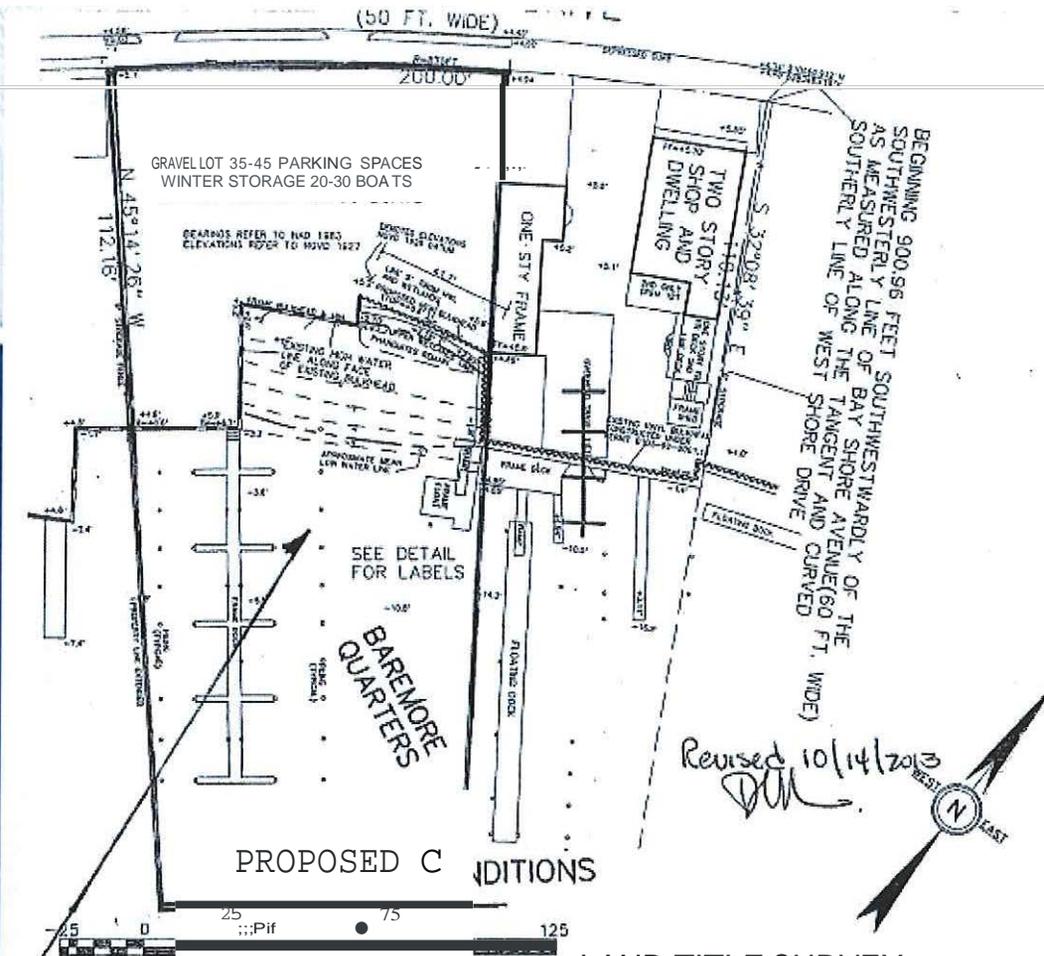


Solutions.

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Partial Survey



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LAND TITLE SURVEY

AND PLANS TO ACCOMPANY WATERFRONT DEVELOPMENT PERMIT APPLICATION FOR RICHARD AND BARBARA IJEBOLD AT OEBOLDS MARINA AT 432-442 WEST SHORE DRIVE BLOCK 7004 LOTS 25 THRU 29

BRIGANTINE crTY AT ANTIC COUNTY, NEW JERSEY
 ROBERT J. CATALANO AND ASSOCIATES P.A.
 SURVEYORS AND PLANNERS

125 SOUTH VI INA AVENUE-AT ANTIC CITY, N.J. 08401
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Robert J. Catalano Professional Land Surveyor No 16612
 Professional Planner NJ160 DATE 3/12/2013 '1'013'.101

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