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CONCEPTUAL BAYFRONT DEVELOPMENT RESIDENTIAL CONDOS W/ BOAT SLIPS

438 - 440 WEST SHORE DRIVE
BRIGANTINE, ATLANTIC COUNTY, NJ



PROPERTY INFORMATION PACKAGE

By:



Fox & Roach, Realtors

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

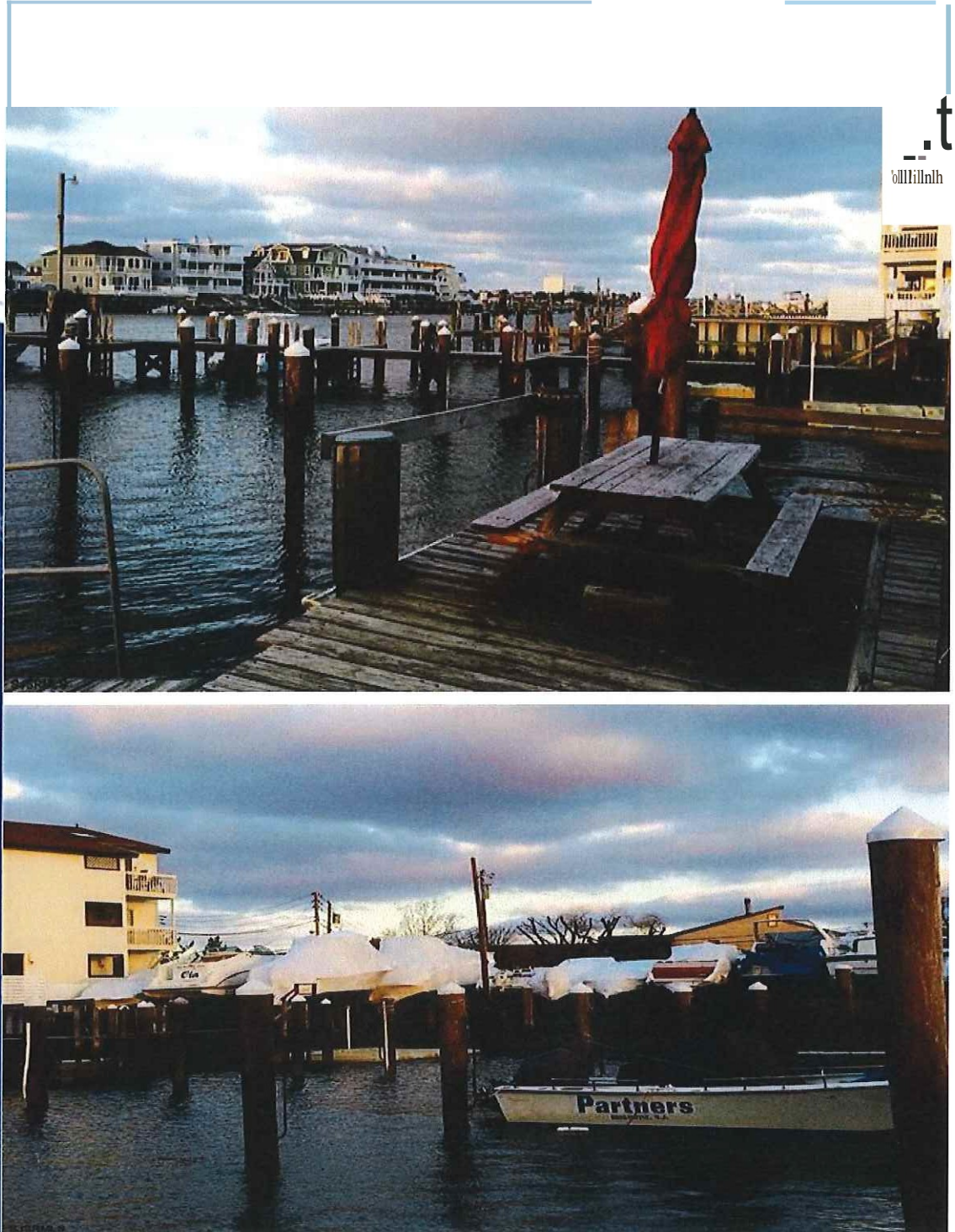


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Property Photos





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Aerial View



Tax Map

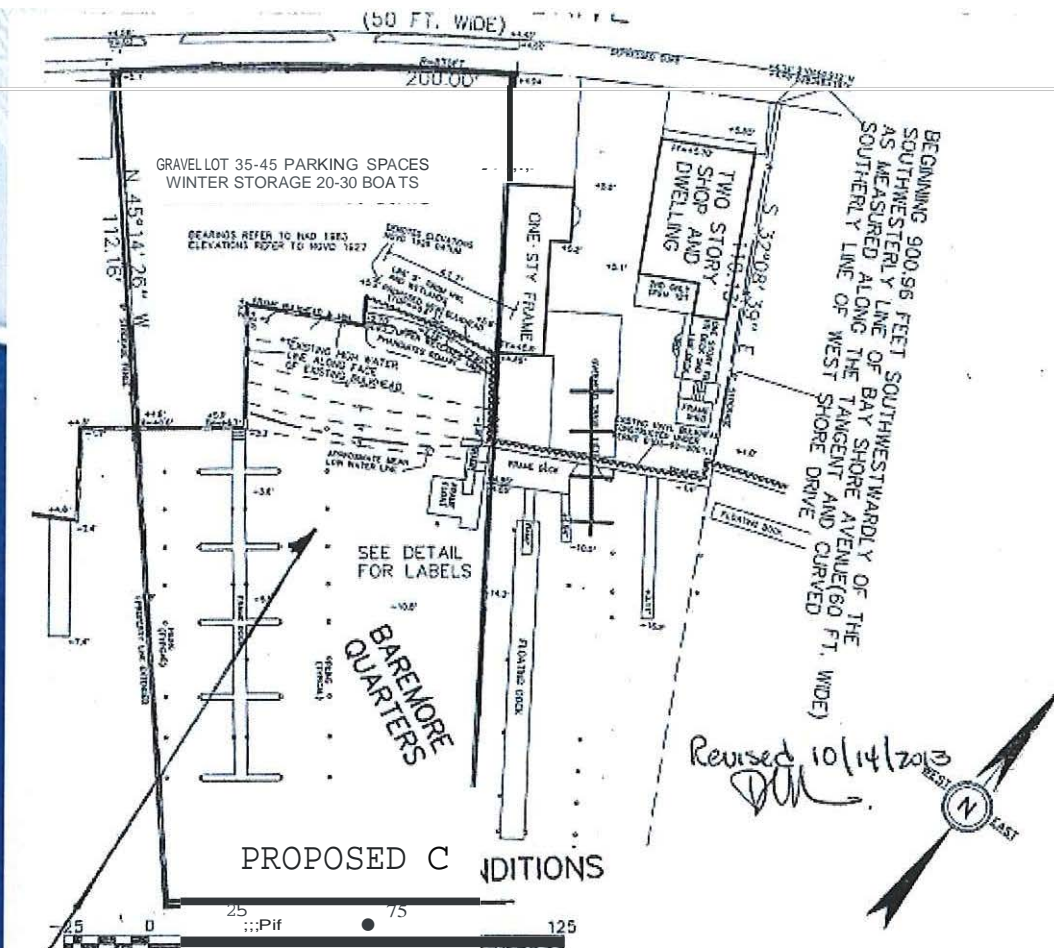


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Partial Survey



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

BRIGANTINE CITY, ATLANTIC COUNTY, NEW JERSEY
ROBERT J. CATALANO AND ASSOCIATES P.A.
SURVEYORS AND PLANNERS

125 SOUTH VI IN A AVENUE - ATLANTIC CITY, N.J. 08401
PHONE (934) 5-1887 FAX (609) 345-3511

Robert J. Catalano Professional Land Surveyor No 16612
Professional Planner NJ160 DATE 3/12/2013 11:01:10