



**9211 Monmouth  
 Margate, NJ 08402**

**Asking \$3,349,000.00**



**COMMENTS**

Margate Investment and or Development Project!! Currently an Apartment complex consisting of 11 residential units. 10 one bedroom units and one efficiency. Laundry room on site and all units include a balcony and or porch. Electric heat paid by tenancy. Lease information available in associate documents. The complex sits on a lot 131 X125 close to bay and popular fine dining. Margate zoning officials have confirmed from a development perspective in WSD zone the permitted property developed allows for 7 townhomes with commercial below approximately 2000 square ft or possibly 5 single family homes @3200 square ft each. Use variance may be required for either. We recommend buyer reviews their plan with zoning. The location welcomes new construction and is an awe-inspiring opportunity in an extremely sought after location and trending neighborhood. Manifest your design strategy in Margate!

**PROPERTY DETAILS**

ParkingGarage	Heating	Water	Sewer
None	Electric	Public	Public Sewer



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