



**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

