



**7815 atlantic  
 Margate, NJ 08402**

**Asking \$999,000.00**



**COMMENTS**

A rare opportunity to occupy Premier Office space in Margate's Business district is now available, for lease or for purchase! Located right on Atlantic Avenue, this spacious, versatile unit has been renovated (all within last five years) to include: Newer laminate flooring and commercial grade carpets, fresh paint and drywall throughout, and a custom galley kitchenette/coffee area with ample shelving and storage space. Unit showcases shared lobby area with a modern, custom-built reception desk, wired SONOS speakers throughout the waiting area, easy-to-access IT and utility closet, and two bathrooms. This commercial currently is rented to, 2 separate businesses.(keep tenants or move in yourself) call for info Located just one block from the ocean, this space offers a unique opportunity for a business or studio interested in taking advantage of quick & easy beach access — whether simply for serenity's sake, or to expand the their footprint and embrace the beach lifestyle. Units .One of the MAJOR highlights of this great office space is its deeded 8-car reserved PARKING LOT. This extremely hard-to-find feature (located behind the property) comes included with the space, and provides ease of parking (and peace of mind!) for clientele, staff, and guests — even during the busy peak Summer months, when parking is at its most limited. No more circling the block desperately searching for an open spot!.,The entire 1st floor with all 8 car spaces is \$999,000. Schedule your tour today! Please contact agent for access details. Deed Restricted that the unit cannot contain a working kitchen on premises.. Seller is a Licensed Real Estate Agent

**PROPERTY DETAILS**



OutsideFeatures	ParkingGarage	InteriorFeatures
Seamless Transition	More Spaces	Display Windows
<b>Berger Realty Inc</b>		
3160 Asbury Avenue, Ocean City		
Call: 609-399-0076		
Email to: tcm@bergerrealty.com		
Heating	Cooling	Fire Sprinkler System
Forced Air	Central	Security Cameras
Gas-Natural	Gas	Storage Units
Multi-Zoned	Multi-Zoned	



Water  
 Public

Sewer  
 Public Sewer