

# Berger Realty

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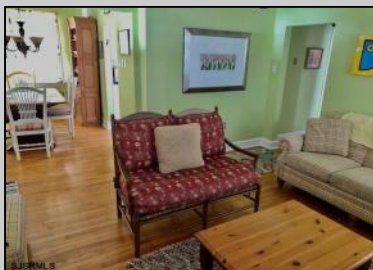


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34 Essex  
Margate, NJ 08402

Asking \$775,000.00



## COMMENTS

Embrace an unparalleled opportunity in Margate's esteemed ABC Section! Perfectly positioned amidst the heartbeat of convenience, relish easy access to dining, shopping, entertainment, and the sun-drenched beaches that define Margate living. Nestled on a 40x60 lot, it boasts central air, a concrete driveway, and the quintessential shore amenity: an outdoor shower, ensuring you can rinse off after a day of sun and sand. The property also features a small yet spacious backyard, perfect for outdoor gatherings and relaxation. This property currently features a charming 2-bedroom, 1-bath layout complemented by a welcoming front porch. Whether you choose to renovate and enhance its existing character or embark on a new construction project, the possibilities are boundless in this prime location. Sold in as-is condition and buyers are responsible for securing all municipal certificates, ensuring a seamless transition into your vision of coastal living. Don't let this opportunity pass you by – seize your chance to make your mark in Margate's premier location. Schedule a viewing today and unlock the potential of this remarkable property. Additionally, furniture is negotiable.

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Porch Sidewalks	ParkingGarage None	OtherRooms Dining Room
AppliancesIncluded Dishwasher Dryer Gas Stove Microwave Refrigerator Washer	Heating Gas-Natural	Cooling Ceiling Fan(s)	Water Public
Sewer Public Sewer			

