

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**9600 Ventnor  
Margate, NJ 08402**

**Asking \$2,350,000.00**



## COMMENTS

Margate opportunity on large south side corner only one block to the beach and steps to Longport for income potential or for development! Features a double storefront on the first level facing directly along Ventnor Avenue and a lovely residential renovated 3 bedroom condominium on the second level to use for yourself or rent out for income! PLUS generous deeded off-street parking for multiple cars. There is approx 75 feet along south Madison Avenue. The interior store has been totally renovated from its studs boasting wide plank flooring, custom lighting, beautiful accents! This is a unique opportunity for any buyer....the one who wants max exposure to the north just a block away from bustle of the Margate business district or the one who wants the residential tree line of Longport prestige to the south. Best of all worlds here! Don't wait, prime real estate like this don't last!!!

## PROPERTY DETAILS

Exterior	ParkingGarage	InteriorFeatures	Basement
See Remarks	6 to 10 Spaces Off Street	Display Windows Living Space Available Restroom Smoke/Fire Alarm	Crawl Space
Heating	Cooling	HotWater	Water
See Remarks	Central	Gas	Public



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