



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



Ask for Laryn Crisci  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [lrc@bergerrealty.com](mailto:lrc@bergerrealty.com)

