

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



9201 Atlantic  
Margate, NJ 08402

Asking \$229,000.00



## COMMENTS

Welcome to 9201 Atlantic Avenue, Unit 6—a charming, renovated studio located in the heart of Margate City! Situated DIRECTLY ACROSS from the iconic Lucy the Elephant and steps away from the beautiful BEACH, this FIRST-FLOOR unit is a perfect seaside retreat. Whether you're looking for a summer getaway or a year-round coastal home, this unit offers convenience, style, and unbeatable location. Step inside to find a bright and inviting space with modern finishes throughout. The open floor plan seamlessly blends the living, sleeping, and kitchen areas, making the most of every square foot. The kitchen boasts white cabinetry, a chic tiled backsplash, and ample counter space, perfect for preparing your favorite meals. One of the standout features of this unit is its surprisingly generous storage space, with well-designed closets and cabinetry that keep everything organized and out of sight, adding functionality to the sleek design. This unit is designed with thoughtful conveniences to enhance your lifestyle. Start your day or unwind in the evening on the covered FRONT PORCH, the perfect spot to enjoy the fresh coastal air and a cup of coffee. On-site laundry facilities ensure you'll never have to leave home for errands, while dedicated storage for bikes and beach gear keeps everything organized and ready for your next adventure. Inside, the studio is bright and inviting, filled with natural light and complemented by recessed lighting and a ceiling fan to maintain a comfortable atmosphere year-round. This unit also includes the convenience of an assigned parking spot, making grocery trips and dining excursions hassle-free. Plus, the LOW HOA fees and TAXES make this property an excellent investment for those seeking affordability without sacrificing quality or location. Added bonus is on-site laundry and storage for your bikes and beach chairs. Outside, you'll enjoy easy access to Margate's best attractions. Take a stroll along the beach, dine at the popular Greenhouse Restaurant right across the street, or explore the charming shops and eateries in the area. Lucy the Elephant, a historic landmark, is practically your neighbor, offering a unique and picturesque backdrop. With its modern updates, abundant natural light, unbeatable location, this low-maintenance property is a true find in Margate. Schedule your showing today and start living your dream by the beach!

ASK for Wendy Brown  
Berger Realty Inc.  
100 E 55th St., Ocean City  
Call 609-399-4241  
Email wmb@bergerrealty.com

## PROPERTY DETAILS

Exterior	ParkingGarage	Heating
Vinyl	None	Electric

Water	Sewer
Private	Private



Call or Text