

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



9612 Monmouth  
Margate, NJ 08402

Asking \$749,000.00



## COMMENTS

Builders, Bring your Vision! Perfect Location! Walking Distance to Margate's Finest Beaches, Restaurants, Shopping and Nightlife. Currently, the front home is 2 Bedroom/1 Bath. Rear yard home is a Studio Apartment which is built above a Large Storage Area. Roof is only 2 years old. Seller is looking to close in May, Cash Preferred, As-is Deal. Bring your offers!

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	Basement	Heating
Fenced Yard	None	Crawl Space Slab	Forced Air Gas-Natural
Cooling	Water	Sewer	
Central	Public	Public Sewer	

Ask for John McElhiney  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: jjm@bergerrealty.com

