

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



9401 Pacific Ave  
Margate, NJ 08402

Asking \$387,900.00



## COMMENTS

Welcome to the beach! Park your car, unpack your luggage and walk to the best Margate has to offer, all within 2 blocks. Nestled between Ventnor and Atlantic Avenues on a quiet Pacific Avenue block between Adams and Jefferson, this corner townhouse features everything new! The complete remodel, finished in February 2025, has transformed this condo into a sleek interior space. With a flexible floor plan, each level has its own exterior private entrance. The downstairs living area has an open layout with a new, fully equipped kitchen and a spiral staircase leading to the upstairs bedroom with sliding doors, a new full bath and a washer/dryer for those wet beach towels and bathing suits. There is also a shared coin operated laundry and bike storage area on the premises. New windows, doors, stainless steel appliances, air conditioning, engineered floors, electric meters, fresh drywall and a pleasing neutral color palette. Your unit has a pool view and assigned parking. Low association fees include insurance, trash removal, outside and pool maintenance handled by a local professional management company. After a day at the beach, only 1 ½ blocks away, have an outdoor shower and take a dip in the pool. Then enjoy a short stroll to dinner at some of the finest restaurants in town, including Johnny's Café, Ventura's Greenhouse, Salt Water or Shucker's, to name just a few. Grab breakfast at Hot Bagels + More or Gilchrist Downbeach. Close to Jace's Place Pizza and the Margate Dairy Bar. Enjoy a snack at the beach and take a tour of the famous landmark Lucy the Elephant. Easy to show. Limited rentals are allowed. Pet friendly up to 50 lbs. for owners. Suitable for year-round use. Forget remodeling, it's all been done for you!

## PROPERTY DETAILS

Ask for Steven Sperger  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: srs@bergerrealty.com

Heating  
Baseboard

