

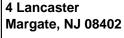


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



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Asking \$2,074,900.00











COMMENTS

Great opportunity to own an oversized Margate lot 1st block north, located on the cusp of the Parkway. This location is ideal, close to the beach, surrounded by some of Margate\'s most expensive properties, soon to be one of Margate\'s nicest streets, and a short walk to Margate\'s premier shopping district. The existing home is in fantastic condition, 4 beds, 3 baths, recently renovated, new hardwood floors, kitchen, appliances, mechanicals, and ready for immediate occupancy. The real opportunity is to build a amazing new construction home on this oversized lot. This lot can accommodate a 7 bedroom + home, with a private serene sunny rear yard, with the option of swimming pool, cabanas, expansive rear patios, amazing exterior spaces, large wrap around front porches, tons of parking and storage and the ability to have either 2 floors or 3 floors of living space. Buy now, occupy or rent, and design your one-of-a-kind dream home. Call for details and to set up a private showing.

PROPERTY DETAILS

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Exterior	OutsideFeatu	res ParkingGarage	OtherRooms	
Stucco	Fenced Yard	Detached Garage	Den/TV Room	
	Sidewalks	One Car	Dining Room	
	Enclosed	Outside	Eat In Kitchen	
	Shower		Florida Room	



AppliancesIncluded AlsoIncluded Disposal Blinds
DisAstIstar Cassidy Foetcher

Preferer Realty Inc Drapes
Gas Sign Bay Avenue, Ocean City
Microwave
Refigeration 9-391-1330
SelEctential Inc Over Dergerrealty.com
Washer

Cooling HotWater
Ceiling Fan(s) Gas
Central



Basement

Crawl Space

Sewer Public Sewer