

Berger Realty

Since 1928



Ocean 17
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**4 Lancaster
Margate, NJ 08402**

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

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

InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
	Dishwasher Dishwasher Dryer Gas Stove Microwave Refrigerator Washer	Blinds Curtains Drapes	Crawl Space



Ask for John Andros
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Public

Hot water	Cooling Ceiling Fan(s) Central	HotWater Gas
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Sewer
Public Sewer