

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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 Stucco	OutsideFeatures Fenced Yard Sidewalks Enclosed Shower	ParkingGarage Detached Garage One Car Outside	OtherRooms Den/TV Room Dining Room Eat In Kitchen Florida Room
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## InteriorFeatures



Hot water

AppliancesIncluded  
Dishwasher  
Dishwasher  
Dryer  
Gas Stove  
Microwave  
Refrigerator  
Washer

AlsoIncluded  
Blinds  
Drapes

Ask for James P. Monroe  
Berger Realty Inc  
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Call: 609-399-4211  
Emailing: info@bergerrealty.com

Cooling  
Ceiling Fan(s)  
Central

HotWater  
Gas

Basement  
Crawl Space



Public

Sewer  
Public Sewer