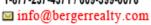


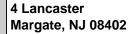


Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076









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



AppliancesIncluded AlsoIncluded Dishwasher Blinds DisAssafor Karen A. Berckier DryBerger Realty IncDrapes Gas Stove Microwave Microwave Refigera609-399-0076 SelEchterihitog Oraton@bergerrealty.com Washer

Cooling HotWater Ceiling Fan(s) Gas Central



Basement

Crawl Space

Sewer **Public Sewer**