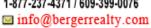


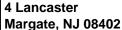


Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076









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



AppliancesIncluded AlsoIncluded Disposal Blinds Dis Assister Lauren Greinsens DryBerger Realty IncDrapes Gas 160 Asbury Avenue, Ocean City Microwave Re Galla 609-399-0076 SelEchlerihitog Ormen@bergerrealty.com Washer

Cooling HotWater Ceiling Fan(s) Gas Central



**Basement** 

Crawl Space

Sewer **Public Sewer**