



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 ☑ info@bergerrealty.com













4 Lancaster Margate, NJ 08402

Asking \$2,074,900.00



## COMMENTS

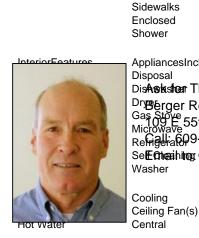
Great opportunity to own an oversized Margate lot 1st block north, located on the cusp of the Parkway. This location is ideal, close to the beach, surrounded by some of Margatel's most expensive properties, soon to be one of Margatel's nicest streets, and a short walk to Margatel's premier shopping district. 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** 

ParkingGarage

Detached Garage

One Car



Exterior Stucco

> Enclosed Outside Shower AppliancesIncluded AlsoIncluded

**OutsideFeatures** 

Fenced Yard

Disposal Blinds DisAstasteer TheodoreC'lKeeitts" Thompson Dreferger Realty Inc<sup>Drapes</sup> Gas Stove 55th St., Ocean City Microwave Refrigerator 9-399-4211 SetEcheeihite: Chre@ bergerrealty.com Washer

> Hot\ Gas

HotWater Gas

OtherRooms

Den/TV Room

**Dining Room** 

Eat In Kitchen Florida Room

Basement

**Crawl Space** 

Public

Sewer Public Sewer