

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

InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
	Dishwasher	Blinds	Crawl Space
	Dishwasher	Chairs	
	Dryer	Drapes	
	Gas Stove		
	Microwave		
	Refrigerator		
	Self Cleaning Oven		
	Washer		



Hot Water

Cooling  
Ceiling Fan(s)  
Central

HotWater  
Gas



Public

Sewer  
Public Sewer

Asker for Tom Melchiorri  
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