

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



9411 Monmouth Ave  
Margate, NJ 08402

Asking \$239,900.00



## COMMENTS

Welcome to your dreamy beachside bungalow—just steps from the sea! This thoughtfully renovated studio is being sold fully furnished and move-in ready, making it the perfect coastal retreat or investment opportunity. Ideally situated in the desirable Bay District, you're just a short walk to the beach and moments from top-tier dining at local favorites like Steve & Cookies, Sophia's, and Tomatoes. This unique condo features its own private side entrance, complete with an alfresco dining area and one-car parking. Step into the ground-level vestibule, equipped with custom shelving and beach chair hooks—perfect for storing all your seaside essentials. Up the brand-new interior staircase, you'll find a stylish console table with additional storage and a mirror to check your beach glow. Inside, the studio is smartly designed with a Queen-size Murphy bed—use it down with under-bed storage or fold it away to maximize floor space. A deep closet provides ample storage, while the updated kitchen includes a charming dining nook that can also function as a remote work space. There's also a shared laundry room at the rear of the building, free for unit owners to use (no coins needed!). This condo has excellent rental potential, with a history of both summer and off-season bookings. Rental income details available upon request. Don't miss this rare opportunity—this beach gem won't last long!

## PROPERTY DETAILS

ParkingGarage	OtherRooms	Heating	Cooling
None	Breakfast Nook	Baseboard Electric	Ceiling Fan(s) Window Units



Ask for Cassidy Fletcher  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: crf@bergerrealty.com

