

# Berger Realty

Since 1928



Ocean 17  
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**9402 Ventnor  
Margate, NJ 08402**

**Asking \$1,199,999.00**



## COMMENTS

Incredible opportunity to own a fully renovated, mixed use building in the heart of Margate's fabulous Marina District. The exterior of the building underwent full renovations and transformed into A "landmark style property" and is now totally maintenance free. The commercial space has also been beautifully renovated and is currently occupied by a very successful restaurant. The 2nd floor, large apartment offers 2 gracious bedrooms and 1.5 baths with, a beautifully functioning floor plan and includes access to a an entertaining deck, perfect to catch the ocean breezes and afternoon sun.

## PROPERTY DETAILS

|             |               |                        |          |
|-------------|---------------|------------------------|----------|
| Exterior    | ParkingGarage | InteriorFeatures       | Basement |
| Frame/Wood  | None          | 220 Volt Electricity   | Slab     |
| Vinyl       |               | Fire Sprinkler System  |          |
|             |               | Handicap Features      |          |
|             |               | Living Space Available |          |
|             |               | Restroom               |          |
|             |               | Security System        |          |
|             |               | Smoke/Fire Alarm       |          |
| Heating     | Cooling       | HotWater               | Water    |
| Gas,Natural | Central       | Gas                    | Public   |
|             | Electric      |                        |          |



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