



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



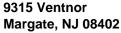












Asking \$1,800,000.00



## COMMENTS

Prime Investment Opportunity in the Heart of Margate! Don\'t miss this exceptional mixed-use investment located in Margate's thriving commercial business district. Boasting maximum visibility and steady foot traffic, this property is ideally situated within walking distance to the Marina District, beach, and shopping—a highly sought-after location for both commercial and residential tenants. Property Highlights: Fully leased 1,000 sq ft retail space on the ground level with an inviting outdoor paver patio and stone/grass area. Spacious 2-bedroom, 2-bathroom condo on the second and third floors. Features an open floor plan, large outdoor decks, and ample natural light. Built in 2014 with a flood proofing certificate, resulting in low-cost flood insurance. Real estate only for sale (business not included). This is a rare opportunity to own a turnkey, income-generating property in one of Margate's most walkable and desirable neighborhoods. Whether you're looking to expand your investment portfolio or occupy one of the units, this property offers flexibility, stability, and long-term value.

PROPERTY DETAILS			
Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Vinyl	Fence	None	220 Volt Electricity
	Restrooms	Off Street	Display Windows
	Security Light/System		Fire Sprinkler System
	See Remarks		Handicap Features
	Sign		Living Space Available
	Storage Building		Restroom
	Ask for Barbara Fasy		Security System
A STATE OF THE OWNER	Berger Realty Inc		Smoke/Fire Alarm
A A A	1330 Bay Avenue, Ocean City		
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	Gas-Natural	Central	
	Multi-Zoned	Gas	
		Multi-Zoned	III
17			
vvater	Sewer		

Public

Sewer Public Sewer