

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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9315 Ventnor  
Margate, NJ 08402

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 Vinyl	OutsideFeatures Fence Restrooms Security Light/System See Remarks Sign Storage Building	ParkingGarage None Off Street	InteriorFeatures 220 Volt Electricity Display Windows Fire Sprinkler System Handicap Features Living Space Available Restroom Security System Smoke/Fire Alarm
	Ask for Cassidy Fletcher		
	Berger Realty Inc		
	1330 Bay Avenue, Ocean City		
	Call: 609-391-1330		
	Email to: crf@bergerrealty.com		
Heating: Gas-Natural Multi-Zoned	Cooling: Central Gas Multi-Zoned		
Water Public	Sewer Public Sewer		

