



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 info@bergerrealty.com



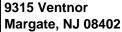












Asking \$1,800,000.00



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 Vinyl	OutsideFeatures Fence Restrooms Security Light/Syste See Remarks	ParkingGarage None Off Street m	InteriorFeatur 220 Volt Elect Display Windo Fire Sprinkler Handicap Fea
	Sign Storage Building Ask for James Berger Realty 109 E 55th St Hestal: 609-399 Fo Eenai Irto: jmp Gas-Natural Multi-Zoned	/ Inc , Ocean City	Living Space / Restroom Security Syste Smoke/Fire A

res ctricity lows r System atures Available tem Alarm



Public

Sewer Public Sewer