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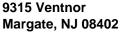


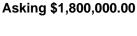














## **COMMENTS**

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 ost flood to own a desirable ne of the

Off Street

Multi-Zoned

ample natural light.	Built in 2014 with a f	lood proofing certificate	e, resulting in low-co:
insurance. Real estate only for sale (business not included). This is a rare opportunity to			
turnkey, income-ge	enerating property in	one of Margate's mo	st walkable and de
neighborhoods. Whether you\'re looking to expand your investment portfolio or occupy on			
units, this property offers flexibility, stability, and long-term value.			
PROPERTY DETAILS			
Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Vinyl	Fence	None	220 Volt Electric

Security Light/System See Remarks

Sign

Storage Building

220 Volt Electricity Display Windows Fire Sprinkler System Handicap Features Living Space Available Restroom Security System

**Basement** Heating Cooling Forced Air Ceiling Fan(s) Crawl Space Gas-Natural Central Multi-Zoned Gas

Sewer Water **Public Public Sewer** 

