

# Berger Realty

Since 1920



Berger Realty, Inc  
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9400 Atlantic  
Margate, NJ 08402

Asking \$589,000.00



## COMMENTS

Direct ocean front unit for sale on the 7th floor offering ocean views for miles. This unit offers the most direct and extensive views of the ocean available and is for sale now in Margate Towers. An oversized large one-bedroom unit, which can be made into two separate sleeping areas plus a new full bath with large shower and some newer furniture and window coverings. Sit out on your private deck and enjoy the waves, sounds of the ocean and dolphins! Margate Towers has not had an ocean front like this for sale in years! A very well-run building on the beach with parking. This is such an opportunity. Enjoy it all year round or rent out summer, yearly or winter. Enjoy the heated pool, large gym and fitness center, social room, library with free internet and more. NJ Famous Gilchrist Restaurant is located in the building along with a hair salon. Park your car and just enjoy. Walk to CVS, WAWA, Restaurants and shops. Wifi and cable is \$70 a month, Parking is \$32.50, and the Monthly condo fee is \$762.60 Easy to show. Come for a tour! No assessments. Seller leaving the large TV and furniture. Seller is taking most of the small artwork. Off street parking on Madison Ave then based on seniority move to the garage. Call for a tour today.

## PROPERTY DETAILS

|               |            |            |              |
|---------------|------------|------------|--------------|
| ParkingGarage | Heating    | Cooling    | Water        |
| See Remarks   | Forced Air | Wall Units | Public Water |

Sewer



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