

# Berger Realty

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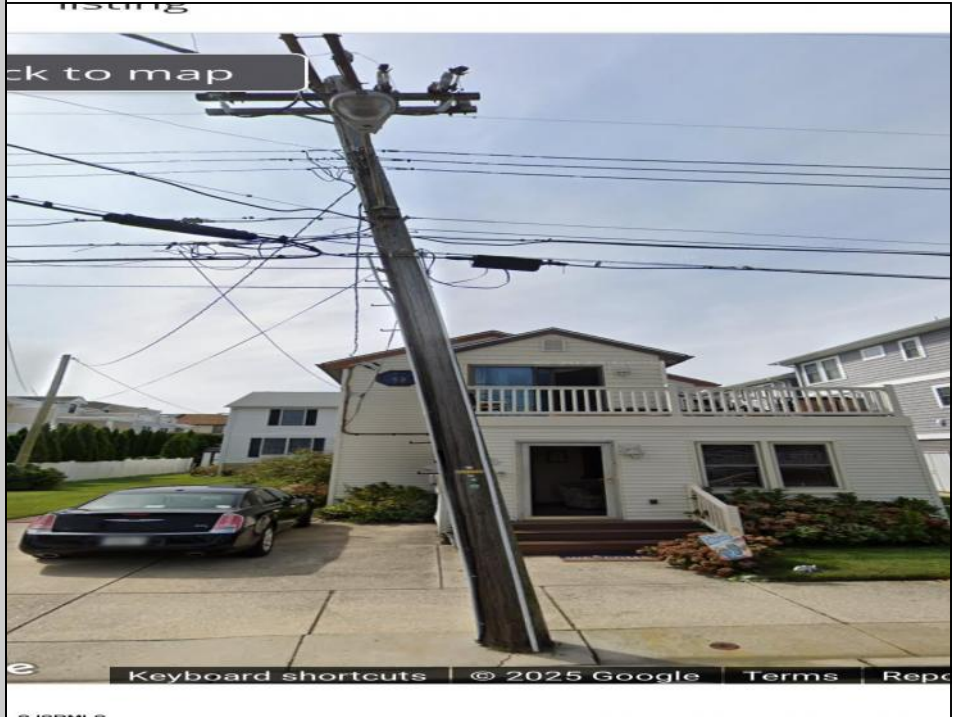


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Ocean City, NJ 08226  
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206 Madison Ave  
Margate, NJ 08402

Asking \$1,249,000.00



## COMMENTS

Great Opportunity in Margate, NJ! Enjoy two properties for the price of one or rebuild to your own liking in a sensational area in Margate, NJ. It doesn't get any better than this at the shore with 3100 sq ft of livable space just 100 yards from gleaming bay views and steps from local 5-star restaurants. Only a few blocks to the beach, one block to Longport, and a short drive to Ocean City, Somers Point, and Atlantic City's magic and nightlife. The front building features a welcoming porch, a cozy living room with fireplace, a small dining area, and an updated kitchen with a deck for outdoor enjoyment. Upstairs offers a spacious bedroom with a master bath and a loft with a trundle bed. The back building includes 3 bedrooms (possible 4th), 1.5 baths, and is tenant-occupied at \$1,700/month, providing instant income. The lot size is ideal for investors looking to rebuild and create their Margate dream home in a prime location near the bay and beach. Come look then make the investment.

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck	ParkingGarage None	OtherRooms Loft
Heating Electric	Water Public	Sewer Public Sewer	



Ask for Phillip Bellucci  
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