



**6 Lancaster  
Margate, NJ 08402**

**Asking \$1,999,999.00**



**COMMENTS**

Great opportunity to purchase a home on an incredible block that's rapidly transforming! Welcome to 6 N. Lancaster Avenue — a charming, well-maintained 3-bedroom, 2.5-bath home situated on a 40x86 lot in one of Margate's hottest up-and-coming neighborhoods. This is not a teardown — it's a solid, lovingly cared-for home with tons of character, featuring a lovely front porch, private backyard, and great layout that's perfect for year-round or summer living. The home offers comfortable living spaces, including a bright and airy main level, 3 spacious bedrooms, 2 full baths upstairs, plus a convenient powder room on the first floor. The front porch is perfect for relaxing with your morning coffee, and the backyard offers just the right amount of space for entertaining or enjoying quiet beach days at home. What truly sets this property apart is the location — N. Lancaster Avenue is in the midst of a complete Renaissance, with new construction and luxury homes going up all around. This block is quickly becoming one of the most desirable streets in Margate. Whether you're looking for a move-in-ready home with charm and potential or the perfect lot to build your dream shore house, this is a unique opportunity you don't want to miss. Lot size: 40x86. Close to Margate's dining, shopping, and just a short walk to the beach.

**PROPERTY DETAILS**

|                                                                                                           |                                                                                                     |                         |                                                                             |
|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-------------------------|-----------------------------------------------------------------------------|
| Exterior<br>Shingle                                                                                       | OutsideFeatures<br>Fenced Yard<br>Outside Shower<br>Patio<br>Porch<br>Sidewalks<br>Sprinkler System | ParkingGarage<br>None   | OtherRooms<br>Den/TV Room<br>Dining Area<br>Eat In Kitchen<br>Storage Attic |
| AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | AlsoIncluded<br>Blinds<br>Curtains<br>Drapes<br>See Remarks                                         | Basement<br>Crawl Space | Heating<br>Gas-Natural                                                      |
| Cooling<br>Central                                                                                        | HotWater<br>Gas                                                                                     | Water<br>Public         | Sewer<br>Public Sewer                                                       |

# Berger Realty

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