

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



9404 Ventnor  
Margate, NJ 08402

Asking \$1,200,000.00



#### COMMENTS

Rare Mixed-Use Opportunity in the Heart of Margate! Located on a generous 125' x 25' lot in Margate's bustling retail district, this highly visible property offers an established local pizzeria/restaurant space plus a spacious upstairs apartment. The ground level features approximately 1,600 SF of restaurant space—currently operating as Jace's Place (formerly Jonuzi's Margate)—with prime frontage and consistent foot and vehicle traffic. Upstairs, the property includes a 3-bedroom, 1.5-bathroom apartment, complete with an office/bonus room and laundry area, offering excellent rental income or on-site living convenience. A large backyard with storage adds flexibility, with plenty of potential for restaurant expansion or outdoor dining. This is a unique chance to own not only a well-regarded local eatery but also the building and land in one of the shore's most desirable commercial corridors.

#### PROPERTY DETAILS

|                  |               |                        |                |
|------------------|---------------|------------------------|----------------|
| OutsideFeatures  | ParkingGarage | InteriorFeatures       | Cooling        |
| Sign             | None          | Living Space Available | Ceiling Fan(s) |
| Storage Building |               | Restroom               | Central        |
| Water            | Sewer         |                        |                |
| Public           | Public Sewer  |                        |                |



Ask for Ben Duncan  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: bmd@bergerrealty.com

