

# Berger Realty

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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		



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