

# Berger Realty

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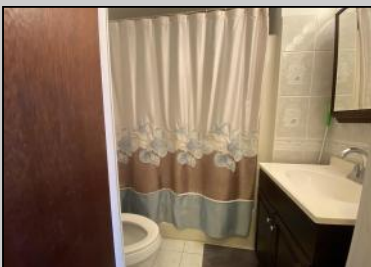
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Ocean City, NJ 08226  
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**9201 Atlantic  
Margate, NJ 08402**

**Asking \$224,900.00**



## COMMENTS

Had an epic season in Margate? Make it permanent at 9201 Atlantic Ave, Unit 2—a SUNNY studio steps to the BEACH, across from Lucy the Elephant and The Greenhouse. Park once, drop your bags, and slide straight into shore mode. Relax on your private COVERED PORCH with morning coffee or sunset sips. After sandy days, rinse in the OUTDOOR SHOWER, stash your toys in the bike & beach-chair storage, toss towels into the on-site LAUNDRY, and head out for dinner—all on foot. An ASSIGNED PARKING space keeps weekends effortless. LOW HOA fees and TAXES, this is the rare Margate find that nails location, convenience, and value—ideal as a carefree getaway, smart investment, or cozy year-round nest.

## PROPERTY DETAILS

|                      |                       |                                         |                                   |
|----------------------|-----------------------|-----------------------------------------|-----------------------------------|
| Exterior<br>Vinyl    | ParkingGarage<br>None | Heating<br>Electric<br>Space/Wall/Floor | Cooling<br>Electric<br>Wall Units |
| HotWater<br>Electric | Water<br>Public Water | Sewer<br>Public Sewer                   |                                   |



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