

# Berger Realty

Since 1928



Berger Realty, Inc.  
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9201 Atlantic  
Margate, NJ 08402

Asking \$224,900.00



## COMMENTS

Had an amazing season in Margate? Turn those weekends into a lifestyle at 9201 Atlantic Ave, Unit 6—a stylish first-floor studio directly across from Lucy the Elephant and just steps to the BEACH. Park once, drop your bags, and you're instantly in vacation mode. Inside, sunlight and smart design shine: an open layout with modern finishes, white cabinetry, chic tile backsplash, and surprisingly generous storage to keep everything tidy. Recessed lighting and a ceiling fan set an easy, year-round vibe. Sip morning coffee or sunset wine on your COVERED FRONT PORCH. Weekends stay effortless with on-site LAUNDRY, dedicated bike & beach-gear storage, and your ASSIGNED PARKING SPACE. With LOW HOA fees and TAXES, this is the rare Margate find that blends affordability, convenience, and a prime location. Outside your door: stroll the sand, pop into The Greenhouse for a bite, and enjoy the best of Margate's shops and eateries—with Lucy as your iconic neighbor. Whether a carefree getaway or a cozy full-time nest, this turn-key studio makes shore living simple.

## PROPERTY DETAILS

|                   |                       |                     |                                   |
|-------------------|-----------------------|---------------------|-----------------------------------|
| Exterior<br>Vinyl | ParkingGarage<br>None | Heating<br>Electric | Cooling<br>Electric<br>Wall Units |
|-------------------|-----------------------|---------------------|-----------------------------------|

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|------------------|------------------|
| Water<br>Private | Sewer<br>Private |
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Ask for Ben Duncan  
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