

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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9200-9202 Ventnor  
Margate, NJ 08402

Asking \$2,599,000.00



## COMMENTS

Don't miss this exceptional mixed-use property perfectly situated on the edge of Margate's Parkway section and it's thriving business district. This highly visible corner building was fully renovated in 2015 offering 3 separately metered spaces totaling over 3,500 sq. ft. of rentable office and living space. Upon entering the building there is a large glass enclosed reception area with a desk. It is spacious with ample seating. Beyond the glass doors you are entering Suite 1, which includes a large central area that houses seven custom built-in workstations. Suite 1 also includes four private offices, the largest one with a private bathroom, one common area handicap access bathroom, a 5th large office which can be used as a conference room, 2 standing workstations, and a fully equipped kitchen and access to a 2nd handicap bathroom. Suite 2 has its own private entrance on Benson Avenue, (with indoor access as well) includes 2 private offices, a large conference room, and access to a handicap bathroom. Upstairs, discover a stylish 2-bedroom, 1-bath apartment with a spacious private deck with ocean views. The building has been consistently rented and/or occupied, making it an ideal investment. Perfectly located near the Marina, beach, and all that Margate has to offer, this property presents the ultimate blend of residential and commercial opportunity.

## PROPERTY DETAILS

|                                                                                     |                                                                             |                                                                                       |                                                                                                                                      |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Stucco                                                                  | OutsideFeatures<br>Security Light/System<br>See Remarks<br>Storage Building | ParkingGarage<br>None                                                                 | InteriorFeatures<br>220 Volt Electricity<br>Display Windows<br>Living Space Available<br>Restroom<br>Security System<br>Pet-friendly |
|  | Ask for Bob Wilkins                                                         |                                                                                       |                                                                                                                                      |
|                                                                                     | Berger Realty Inc                                                           |                                                                                       |                                                                                                                                      |
|                                                                                     | 109 E 55th St., Ocean City                                                  |                                                                                       |                                                                                                                                      |
|                                                                                     | Call: 609-399-4211                                                          |                                                                                       |                                                                                                                                      |
| Email to: bw@bergerrealty.com                                                       |                                                                             |  |                                                                                                                                      |
| Forced Air                                                                          | Central                                                                     |                                                                                       |                                                                                                                                      |
| Gas-Natural                                                                         | Multi-Zoned                                                                 |                                                                                       |                                                                                                                                      |
| Multi-Zoned                                                                         |                                                                             |                                                                                       |                                                                                                                                      |

Water  
Public

Sewer  
Public Sewer