

Berger Realty

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Ocean 17
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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
Stucco

OutsideFeatures
Security Light/System
See Remarks
Storage Building

ParkingGarage
None

InteriorFeatures
220 Volt Electricity
Display Windows
Living Space Available
Restroom
Security System



Water
Public

Ask for Matthew Galownia
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Email to: gmj@bergerrealty.com
Forced Air
Gas-Natural
Multi-Zoned

Central
Multi-Zoned

Sewer
Public Sewer

