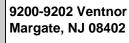




Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



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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**

None

ParkingGarage

Exterior Stucco

**Public** 



Ask for Ildar Baygeldin Berger Realty Inc 109 E 55th St., Ocean City

Call: 609-399-4211 Heletimoail to: ieb@bellogoetinealty.com Forced Air Central Gas-Natural Multi-Zoned Multi-Zoned

OutsideFeatures

Storage Building

See Remarks

**Public Sewer** 

Security Light/System

Sewer

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

