

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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 |
| <p>Ask for Michael Devlin<br/>Berger Realty Inc<br/>3160 Asbury Avenue, Ocean City<br/>Call: 609-399-0076<br/>Email to: msd@bergerrealty.com</p> |                                                                             |                                |                                                                                                                      |
| <p>Heating<br/>Forced Air<br/>Gas-Natural<br/>Multi-Zoned</p>                                                                                    |                                                                             | <p>Central<br/>Multi-Zoned</p> |                                                                                                                      |



Water  
Public

Sewer  
Public Sewer

