



**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. The 62' x 55' lot provides the opportunity for renovation of the existing structure or new construction for both residential and commercial units. The current structure is a highly visible corner building which was fully renovated in 2015 and offers 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>Curbs<br>Deck<br>Outside Shower<br>Shed<br>Sidewalks                                                         | ParkingGarage<br>None                         | OtherRooms<br>Eat In Kitchen<br>Laundry/Utility Room |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Security System<br>Smoke/Fire Alarm | AppliancesIncluded<br>Dishwasher<br>Disposal<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | AlsoIncluded<br>Blinds<br>Partially Furnished | Basement<br>Slab                                     |

# Berger Realty

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