

# Berger Realty

Since 1928



Berger Realty, Inc.  
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Ocean City, NJ 08226  
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9400 Atlantic  
Margate, NJ 08402

Asking \$305,000.00



## COMMENTS

Experience the ultimate beachfront lifestyle in this fully furnished studio! Completely remodeled in 2023, this 400 sq. ft. retreat maximizes space and comfort—ideal for a couple's getaway or for a family and can sleep up to 6 guests. Enjoy resort-style living with access to a sparkling pool, fitness center, bike and beach chair storage, the on-site Ghilchrist restaurant, and a stunning oceanfront deck where you can catch unforgettable sunrises. Nestled in the heart of Margate's vibrant shopping district, you're just steps from top dining spots, Wawa, and CVS. Additional conveniences include a porte-cochère for easy loading and unloading. Move right in and make every day a vacation! Low condo fees and taxes, make it your affordable getaway in this luxury high rise!

## PROPERTY DETAILS

|               |              |            |          |
|---------------|--------------|------------|----------|
| ParkingGarage | Heating      | Cooling    | HotWater |
| None          | Electric     | Wall Units | Electric |
|               | Forced Air   |            |          |
| Water         | Sewer        |            |          |
| Public Water  | Public Sewer |            |          |



Ask for Ken Sedberry  
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