

# Berger Realty

Since 1928



Ocean 17  
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**4 Decatur  
Margate, NJ 08402**

**Asking \$1,799,000.00**



## COMMENTS

Welcome to this beautifully maintained duplex perfectly situated just steps from Margate's vibrant shops, dining, and pristine beaches. Each unit offers 2 bedrooms and 2 full bathrooms, providing comfortable, spacious living for both owners and renters alike. Ideal as an investment property, summer getaway, or multigenerational retreat, this home delivers flexibility and strong rental potential. Enjoy bright, open-concept living areas offering approximately 1350 sq feet per unit combined as 2700 sq feet with well-appointed kitchens, and private bedrooms designed for relaxation after a day at the shore. Outdoor space adds to the coastal lifestyle—perfect for morning coffee, grilling, or storing beach gear. Whether you're seeking steady rental income, a personal escape at the Jersey Shore, or even the perfect location to build your dream Margate home, this property offers an unbeatable setting. Don't miss this rare opportunity to own a property just blocks from the beach.

## PROPERTY DETAILS

|                 |               |                    |             |
|-----------------|---------------|--------------------|-------------|
| OutsideFeatures | ParkingGarage | OtherRooms         | Heating     |
| Deck            | None          | Breakfast Nook     | Gas-Natural |
| Fenced Yard     |               | Den/TV Room        |             |
| Outside Shower  |               | Dining Area        |             |
| Patio           |               | Eat In Kitchen     |             |
| Shed            |               | Kitchen            |             |
|                 |               | Laundry/Utility Rm |             |



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