

**15 Douglas  
Margate, NJ 08402**

**Asking \$1,095,000.00**



**COMMENTS**

15 N Douglas Ave, Margate Located in one of Margate's most desirable areas, this 3 bedroom, 1.5 bath home offers the kind of shore lifestyle buyers are always searching for. Just two short blocks to the beach, it's easy to picture morning walks to the sand, afternoons with family or friends, and being home in minutes for lunch, a shower, or an evening cookout. One of the best parts of this location is how easy it is to enjoy Margate by foot or bike. Walk to Casel's Marketplace for groceries and sandwiches, grab dinner and drinks at Robert's Place while enjoying their summer live music, stroll over to Bocca Coal Fired Bistro for dinner just steps away, stop by The Original Jersey Cow for ice cream, or take a relaxing walk to the beachfront fishing pier for ocean views, fishing, and sunset walks. It's a neighborhood buyers specifically look for because everything feels close, easy, and enjoyable. The home has also proven itself as a strong summer rental, generating \$32,500 for the 2024 summer season (5/23/25-9/5/25). This gives the next owner clear income potential and flexibility whether they plan to enjoy it personally, rent it seasonally, or do both. Inside, the home features hardwood flooring throughout and a classic, comfortable shore-home layout that works well for both everyday living and weekend getaways. Outside, the setup truly adds to the experience, with an outside shower for easy post-beach cleanup, a private backyard area perfect for grilling and outdoor dinners, and a side yard space that naturally lends itself to a fire pit and evening hangouts. Being offered partially furnished, this home makes it easy for the next owner to settle in and start enjoying summer right away. With its walkable location, easy beach access, documented rental income, and inviting outdoor spaces, 15 N Douglas is the kind of Margate property that works just as well as a personal retreat, an investment, or a place to build family memories for years to come. Come get it before it's gone. <https://www.homes.com/property/15-n-douglas-ave-margate-city-nj/h8d9tvrpfm80g/?dk=wyf9q6xtvwn4g>

**PROPERTY DETAILS**

Exterior	OutsideFeatures	ParkingGarage	AppliancesIncluded
Brick	Fenced Yard	None	Dishwasher
Vinyl	Outside Shower	See Remarks	Disposal
	Patio		Dryer
	Sidewalks		Gas Stove
			Microwave
			Refrigerator
			Self Cleaning Oven
			Washer
AlsoIncluded	Heating	Cooling	HotWater

# Berger Realty

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See Remarks  
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Baseboard  
Gas-Natural  
No Heating  
Radiator

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Window Units

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Tankless-gas

Water  
Public

Sewer  
Public Sewer



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