

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



9315 Ventnor, Margate, NJ, 08402

Price \$1,800,000.00

## PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   | 2014    |
| Type         |         |
| Block Number | 227     |
| Listing #    | 596239  |
| Taxes        | 7440.00 |

## COMMENTS

*Prime Investment Opportunity in the Heart of Margate! Don't miss this exceptional mixed-use investment located in Margate's thriving commercial business district. Boasting maximum visibility and steady foot traffic, this property is ideally situated within walking distance to the Marina District, beach, and shopping—a highly sought-after location for both commercial a...*

## PROPERTY FEATURES

|                         |                                                                                                           |                                                            |                                                                                                                                                                                                   |
|-------------------------|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl       | OutsideFeatures<br>Fence<br>Restrooms<br>Security Light/System<br>See Remarks<br>Sign<br>Storage Building | ParkingGarage<br>None<br>Off Street                        | InteriorFeatures<br>220 Volt Electricity<br>Display Windows<br>Fire Sprinkler System<br>Handicap Features<br>Living Space Available<br>Restroom<br>Security System<br>Smoke/Fire Alarm<br>Storage |
| Basement<br>Crawl Space | Heating<br>Forced Air<br>Gas-Natural<br>Multi-Zoned                                                       | Cooling<br>Ceiling Fan(s)<br>Central<br>Gas<br>Multi-Zoned | HotWater<br>Tankless-electric                                                                                                                                                                     |
| Water<br>Public         | Sewer<br>Public Sewer                                                                                     |                                                            |                                                                                                                                                                                                   |

## CONTACT

Scan to view property page.



Ask for Mary Kuchka  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-576-2790  
Email to: mk@bergerrealty.com



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