

# Berger Realty

Since 1928



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



**9009 Ventnor  
Margate, NJ 08402**

**Asking \$1,999,000.00**



## COMMENTS

One of the most unique properties in all of Margate! Corner with ocean views straight down Cedar Grove and on the edge of the Parkway Section. Rarely do you get this location and this much interior space! Situated in an S-25 Residential Zone with pre-existing use as Doctor's office & one family residence. Two bedrooms on the upper level with open living area with kitchen, rear deck to BBQ, ocean views! Bi-level entrance to elevated front porch facing straight down Cedar Grove. Enter to large waiting area and reception, separate kitchenette with sink and refrigerator, staircase up to mini-reception desk open area with hallway to storage closet, 4 rooms, a hall powder room plus an office with full bath. Ground level has 6 exam spaces with powder room and ground entrance at front and rear. So potential with this property and location! Don't miss out!

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	Heating	Cooling
Deck	None	Gas-Natural	Central
Porch			
Water	Sewer		
Public	Public Sewer		



Ask for J.K. Hepner, III  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jkh@bergerrealty.com

