



**23 Monroe**  
**Margate, NJ 08402**

**Asking \$459,000.00**



### COMMENTS

CONDO FEES ARE \$330 MONTHLY AND INCLUDE FLOOD INSURANCE, PARKING, WATER, AND SEWER \* ONE AND A HALF BLOCKS FROM THE BEAUTIFUL BEACHES OF MARGATE \* Here is your chance to OWN in desirable Margate at the Jersey Shore. Just listed - 2 bedroom, 1 full bath, gorgeously remodeled and updated.. on the ground floor! Granite countertops, stainless steel appliances, full-dining area, tankless water heater, central air, in-unit laundry, fireplace, and spacious living room - it's all waiting for you. Enjoy off-street assigned parking and feel the ocean breeze as you relax on your own personal front porch. An investor's dream, this condo is pet-friendly and being sold furnished. Steps from the iconic Lucy the Elephant, the Dairy Bar, and of course - the beach!

### PROPERTY DETAILS

Exterior Stucco	ParkingGarage None	InteriorFeatures Fireplace(s) Pets Allowed Walk in/Cedar Closet	Heating Baseboard
Cooling Ceiling Fan(s) Central	HotWater Tankless-gas	Water Public Water	Sewer Public Sewer



Ask for Grant Halliday  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: geh@bergerrealty.com

