



**9009 Ventnor  
 Margate, NJ 08402**

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



### COMMENTS

ATTENTION END-USERS AND BUILDERS -- DON'T MISS OUT ON THIS ONE! A CORNER LOT, CLOSE TO THE BEACH, UNPARRALLED VIEWS, ALL WHILE NOT BEING ON TOP OF YOUR NEIGHBORS! UNLIKE ANYTHING CURRENTLY OFFERED ON THE ISLAND! DON'T MISS OUT AND REGRET IT WHEN SOMEONE ELSE BUILDS A ONE OF KIND HOME AND YOU HAVE TO SAY YOU COULD HAVE HAD THIS BY THE PARKWAY! BUY AND BUILD ON THIS WIDE LOT SITUATED A BLOCK TO THE BEACH WITH UNIQUE, ONE OF A KIND OCEAN VIEWS (straight down the middle of Cedar Grove Ave). THIS VIEW IS OUT OF A MAGAZINE....UNOBSTRUCTED VIEW OF THE PICTURESQUE TREE-LINED DESIRABLE PARKWAY SECTION AND FOUNTAINS, AND OUT OF THE OTHER WINDOWS YOU GET A STRAIGHT ON WATER VIEW!! THIS IS A PREMIUM CORNER LOT IN MARGATE THAT SIMPLY DOESN'T COME UP FOR SALE! BUY AND YOU CAN TURN INTO A NEW CONSTRUCTION DREAM HOME CLOSE TO THE BEACH THAT NO ONE CAN EVER MATCH! VALUE IN THE LAND 60X63.5 THAT IS SO RARELY AVAILABLE IN MARGATE ANYMORE! ESPECIALLY THIS CLOSE TO THE BEACH! SCOOP IT UP NOW AND START YOUR CONSTRUCTION SO YOU CAN ENJOY FOR NEXT SUMMER AND THEN YEARS TO COME!

### PROPERTY DETAILS

Outside Features Porch	ParkingGarage None	Heating Gas-Natural	Cooling Central
---------------------------	-----------------------	------------------------	--------------------



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

