

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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9400 Atlantic  
Margate, NJ 08402

Asking \$549,000.00



## COMMENTS

Direct Ocean front unit offering Ocean Views from every room in this oversized large one bedroom unit with newly renovated bathroom on the third floor. Sit out on your expansive deck and enjoy the waves and dolphins! Margate Towers has not had an ocean front this large for sale in years! Very well run building on the beach with parking this is such an opportunity. Enjoy it all year round or rent out summer, yearly or winter. Off street parking on Madison Ave the based on seniority move to the garage. Enjoy the heated pool, large gym and fitness center, social room, library with free internet and more. NJ Famous Gilchrist Restaurant is located in the building along with a hair salon. Park your car and just enjoy. Walk to CVS, WAWA, Restaurants and shops. Assessment for 2025 is a total of \$3,727.17 for the year. Cable is \$70 a month, Parking is \$32.50 and the Monthly condo fee is \$709.11 Easy to show. Come for a tour!

## PROPERTY DETAILS

ParkingGarage	Heating	Cooling	Water
See Remarks	Forced Air	Wall Units	Public Water
Sewer			
Public Sewer			



Ask for J.K. Hepner, III  
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