



**9612 Monmouth  
Margate, NJ 08402**

**Asking \$749,000.00**



**COMMENTS**

TWO Homes for the Price of One! Adorable Duplex! Perfect Location! Walking Distance to Margate's finest Beaches, Restaurants, Shopping and Nightlife. Front home is 2 Bedroom/1 Bathroom in great condition with new Flooring, Stainless Appliances & Washer and Dryer. Rear yard home is a newer Studio Apartment which is built above a Large Storage Area. Makes a great investment! Live in one house, rent the other. Roof is only 2 years old. Seller is looking to close in May, Cash Preferred, As-is Deal. Bring your offers!

**PROPERTY DETAILS**

|                 |               |                     |                           |
|-----------------|---------------|---------------------|---------------------------|
| OutsideFeatures | ParkingGarage | Basement            | Heating                   |
| Fenced Yard     | None          | Crawl Space<br>Slab | Forced Air<br>Gas-Natural |
| Cooling         | Water         | Sewer               |                           |
| Central         | Public        | Public Sewer        |                           |



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