

# Berger Realty

Since 1928



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



9315 Atlantic  
Margate, NJ 08402

Asking \$309,900.00



## COMMENTS

New Price, reduced over 15K. Sellers love it but are moving and are motivated. Ocean Views from spacious balcony and just steps away from Adams Avenue Beach in Margate, NJ. Newly renovated and meticulously clean, this pet friendly one bedroom beach condo is perfect for summer, year-round or hold as an investment. Parking, no fee laundry room with brand new washer/dryer units, bike storage and storage closets on each floor for beach items. New Air conditioner. Sellers loved it here but found a new home. Low condo fees of \$267 a month and low taxes make this a perfect beach getaway! Healthy reserves and no capital improvements pending, siding and roof recently completed on the building. Hear and see the ocean! Relax and enjoy. Walk to everything our city has to offer. So convenient! Easy to see.

## PROPERTY DETAILS

|   |                       |   |                                  |
|---|-----------------------|---|----------------------------------|
| Exterior<br>Vinyl                       | ParkingGarage<br>None | InteriorFeatures<br>Hardwood Floors<br>Pets Allowed | Heating<br>Baseboard<br>Electric |
| Cooling<br>Ceiling Fan(s)<br>Wall Units | Water<br>Public Water | Sewer<br>Public Sewer                               |                                  |



Ask for Nicole Williams  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: ncw@bergerrealty.com

