

# Berger Realty

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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 Vinyl	ParkingGarage None	InteriorFeatures Hardwood Floors Pets Allowed	Heating Baseboard Electric
Cooling Ceiling Fan(s) Wall Units	Water Public Water	Sewer Public Sewer	



Ask for Patricia (Trish) Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: pjs@bergerrealty.com

