

# Berger Realty

Since 1928



Berger Realty, Inc.  
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9704 Ventnor Ave  
Margate, NJ 08402

Asking \$450,000.00



## COMMENTS

Charming Condo in the Heart of Margate's Marina District – Just Steps from the Beach! Welcome to your perfect beachside getaway! This beautiful second-floor condo is ideally located just 2 short blocks to the beach and 3 blocks to the bay, offering the best of both worlds. Nestled next to the newly renovated Sunrise Tequila Bar, you'll have easy access to vibrant nightlife and local dining, while still enjoying the peaceful charm of Margate's Marina District. Step into this pet-friendly, fully furnished condo that boasts both comfort and convenience. Featuring 2 spacious bedrooms, 1 full bath, and an open living area, this unit is perfect for year-round living or a profitable rental investment. The living room opens to a private balcony through sliding glass doors, providing a relaxing space to unwind. Inside, the unit is thoughtfully designed with hardwood floors throughout the living areas, and ceramic tile in the bath and foyer for added style and durability. Enjoy the convenience of an in-unit washer and dryer. Whether you're cooking a meal or hosting friends, the well-appointed kitchen is ready for any occasion. With its prime location, close proximity to Margate's best restaurants, shopping, and recreational spots, plus the potential for rental income, this condo is a must-see! Don't miss out on the opportunity to own a piece of this vibrant coastal community.

## PROPERTY DETAILS

|          |         |        |                   |             |
|----------|---------|--------|-------------------|-------------|
| Exterior | Parking | Garage | Interior Features | Heating     |
| Stucco   | None    |        | Hardwood Floors   | Gas-Natural |
|          |         |        | Pets Allowed      |             |



Ask for Bruce Bryson  
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Public Water  
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