

# Berger Realty

Since 1928



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1140-42 Simpson Ave  
Ocean City, NJ 08226

Asking \$2,099,900.00



## COMMENTS

Newly renovated multi family consisting of a Northside and southside duplex connected by a breezeway. There are a total of 3 residential units and 1 commercial unit with 2 separate garages. The northside duplex consists of a 2 bedroom 1 bath on the 2nd floor with all new heat pump and central air, kitchen w/marble counters, stainless steel appliances, vinyl flooring throughout and bathroom w/walk in tiled shower, double sinks. Blinds and TVs are included. 1st Floor consists of a 1 Bedroom 1 Bathroom with epoxy floors, stainless steel appliances, and Mini split with heat and air. Ground floor also includes One car garage and off street parking for 3+ cars. The southside duplex consists of a 3 bedroom 2 bath on the 2nd floor with all new gas heat and central air, kitchen w/marble counters, stainless steel appliances, vinyl flooring throughout and 2 bathrooms w/tiled showers & vanities. Blinds and TVs are included. 1st Floor consists of an office with stone accent wall, epoxy floors, kitchenette, full bathroom and access to the 1 1/2 car garage... Perfect for a contractor but the opportunities are limitless. The Building has new roof, windows, and vinyl siding and includes TVs and blinds.

## PROPERTY DETAILS

|                 |                  |                    |          |
|-----------------|------------------|--------------------|----------|
| OutsideFeatures | ParkingGarage    | OtherRooms         | Basement |
| Curbs           | Attached Garage  | Dining Area        | Slab     |
| Deck            | One and Half Car | Eat In Kitchen     |          |
| Sidewalks       | One Car          | Kitchen            |          |
|                 |                  | Laundry/Utility Rm |          |
|                 |                  | Living Room        |          |



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