



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



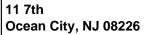
















COMMENTS

A rare opportunity in Ocean City's sought-after North End! This unique property features two homes on one parcel, offering incredible flexibility for personal use or investment. The front home on the corner lot (11 E 7th St.) is a renovated 4-bedroom, 2-bathroom home with granite countertops, a large center island, and stainless steel appliances in a beautifully updated kitchen. A bonus room can serve as a 4th bedroom or additional living space. It also includes a garage and 1 off-street parking spot for added convenience. The back home (640 Simpson Ave.) is a duplex, with a 1-bedroom, 1-bathroom unit on the first floor and a 3-bedroom, 1-bathroom unit upstairs. The duplex features hardwood floors, a living area, an eat-in kitchen, and in-unit washer and dryer, with the upstairs unit offering a private deck. The property provides 4 off-street parking spaces, making it an ideal rental or multi-family retreat. Perfectly located just off the 9th St. bridge, you're minutes from the beach, bay, Asbury Avenue's restaurants and shops, and all the best Ocean City has to offer!

PROPERTY DETAILS

OutsideFeatures ParkingGarage OtherRooms Heating
Outside Shower Attached Garage Laundry/Utility Rm Gas-Natural

Cooling HotWater Water Sewer
Central Gas Public Public Sewer

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