



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



Asking \$1,599,900.00

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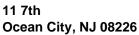














COMMENTS

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 3-bedroom, 1-bathroom unit upstairs with a downstairs storage area. The second floor features hardwood floors, a living area, an eat-in kitchen, and in-unit washer and dryer, with a private deck. The property provides 4 off-street parking spaces, making it an ideal rental or multifamily 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!

Laundry/Utility Rm

	PROPERTY DETAILS		
OutsideFeatures	ParkingGarage	OtherRooms	

Attached Garage

Gas

Cooling HotWater Water Sewer Central Public **Public Sewer**



Outside Shower

Ask for Rodman Pierce Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: rpp@bergerrealty.com



Heating

Gas-Natural