

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



640 Simpson  
Ocean City, NJ 08226

Asking \$599,900.00



#### COMMENTS

The first-floor unit features 1 bedroom and 1 bathroom, while the second-floor unit offers 3 bedrooms and 1 bathroom. The duplex includes hardwood floors, a living area, an eat-in kitchen, and in-unit washer and dryer. The upstairs unit also has 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

Exterior	ParkingGarage	InteriorFeatures	Heating
Stone	None	Hardwood Floors	Gas-Natural
Vinyl		Wall to Wall Carpet	
Cooling	HotWater	Water	Sewer
Wall Units	Gas	Public Water	Public Sewer



Ask for John Greiner  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jag@bergerrealty.com

