

# Berger Realty

Since 1928



Berger Realty, Inc.  
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221 Simpson  
Ocean City, NJ 08226

Asking \$899,000.00



#### COMMENTS

Located in the desirable Northend of Ocean City, 221 Simpson Avenue presents a rare opportunity for buyers, builders, developers and investors. This property offers two options: renovate the existing home—sale includes approved plans to lift/renovate with new windows and doors—or start fresh with your dream build. Whether you're looking to restore and personalize or build new from the ground up, this 40' x 115' lot is a canvas for your vision. Nestled in a quiet, sought-after neighborhood with close proximity to the bay, beaches, and Ocean City's vibrant downtown, the location can't be beat.

#### PROPERTY DETAILS



Ask for Ben Duncan  
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