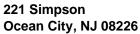




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 ☑ info@bergerrealty.com



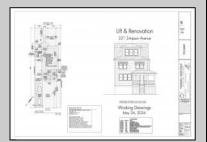




Asking \$899,000.00









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\text{\text{'}} x 115\text{\text{'}} 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\text{\text{'}} to beat.

PROPERTY DETAILS

