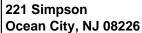




Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 REALTOR

□ oc17@BergerRealty.com

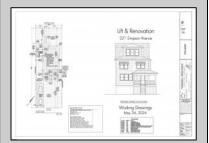




Asking \$899,000.00









## **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\' 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 John Andrews
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