



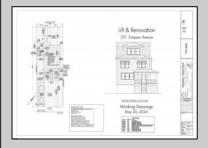
Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com











## 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 Leon Grisbaum Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to:

