

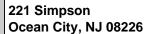


Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



□ oc17@BergerRealty.com

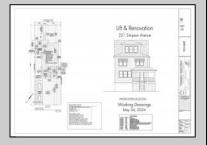




Asking \$899,000.00









## **COMMENTS**

Endless Potential in Ocean City's Sought-After North end. Welcome to 221 Simpson Avenue—a rare opportunity to renovate or build your dream home in a desirable Ocean City neighborhood. Situated on a 40' x 115' lot, this property offers flexibility for a full-scale rehab or new construction. The sale includes approved architectural plans for lift & renovation and zoning permit, ready for you to start project. The sale also includes new windows and doors, providing a head start for those considering renovation. Whether you\'re a developer, builder, investor, or end-user, this Northend gem is bursting with potential. Being sold strictly as-is. Don't miss your chance to create the ultimate beach retreat in America's Greatest Family Resort.

## **PROPERTY DETAILS**

OutsideFeatures ParkingGarage Basement Heating Sidewalks None Crawl Space See Remarks

Water Sewer
Public Public Sewer



Ask for Christopher Malinowski Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: cma@bergerrealty.com

