



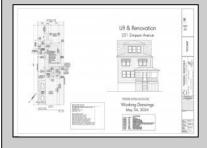
Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 ☑ info@bergerrealty.com











## 221 Simpson Ocean City, NJ 08226

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** 

Basement

**Crawl Space** 

OutsideFeatures Sidewalks

ParkingGarage None Heating See Remarks

Water Public Sewer Public Sewer



Ask for James P. Monroe Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: jmp@bergerrealty.com

