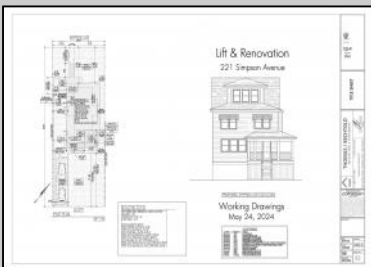


# Berger Realty

Since 1928



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

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<br>Sidewalks | ParkingGarage<br>None | Basement<br>Crawl Space | Heating<br>See Remarks |
| Water<br>Public              | Sewer<br>Public Sewer |                         |                        |



Ask for Ken Sedberry  
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