

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
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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	ParkingGarage	Basement	Heating
Sidewalks	None	Crawl Space	See Remarks
Water	Sewer		
Public	Public Sewer		



Ask for Leon Grisbaum  
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