

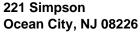


Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com

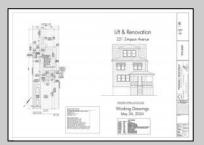




Asking \$899,000.00









## **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

OutsideFeatures ParkingGarage Basement Heating Sidewalks None Crawl Space See Remarks

Water Sewer
Public Public Sewer



Ask for Theodore "Keith" Thompson Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211

Email to: tkt@bergerrealty.com

