

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



1140 Simpson Ave  
Ocean City, NJ 08226

Asking \$799,900.00



## COMMENTS

This newly renovated duplex is the Northside unit of a two-building condominium, which includes 2 duplexes connected by a breezeway. The Northside duplex features a spacious two-bedroom, one-bathroom unit on the second floor with all-new amenities, including a heat pump and central air conditioning. The new kitchen is outfitted with quartz countertops, stainless steel appliances, and vinyl flooring that runs throughout the unit. The bathroom boasts a walk-in tiled shower and double sinks, offering both style and functionality. The first floor offers a separate one-bedroom, one-bathroom unit with epoxy floors, new kitchen with stainless steel appliances and quartz countertops, and a mini split system providing both heat and air conditioning. The property includes a one-car garage and off-street parking for three or more vehicles. Recent updates to the building include a new roof, windows, vinyl siding, electrical, plumbing and heating and air. This duplex is being sold fully furnished and fully equipped including blinds and tvs, making it an excellent turnkey opportunity for investors or those looking for a second home. Current bookings are in places for the 2025 rental season. In 2024, the combined summer and winter rental income for both units approached \$65,000, highlighting the property's strong income potential.

## PROPERTY DETAILS

|                 |                  |                |          |
|-----------------|------------------|----------------|----------|
| OutsideFeatures | ParkingGarage    | OtherRooms     | Basement |
| Curbs           | Attached Garage  | Dining Area    | Slab     |
| Sidewalks       | Auto Door Opener | Eat In Kitchen |          |
|                 | One Car          |                |          |



Ask for John Greiner  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jag@bergerrealty.com

Sewer  
Public Sewer

