



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













1140 Simpson Ave Ocean City, NJ 08226

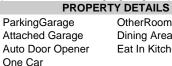
Asking \$799,900.00



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.

OutsideFeatures Curbs Sidewalks



OtherRooms **Dining Area** Eat In Kitchen

CoAlisia for James Monteleone Ceiber gen Realty Inc^{Public} Central E 55th St., Ocean City Call: 609-399-4211 Email to: jfm@bergerrealty.com

Public Sewer

Basement

Slab

Sewer

