

# Berger Realty

Since 1928



**Berger Realty, Inc**  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



**1140-42 Simpson Ave**  
**Ocean City, NJ 08226**

**Asking \$1,650,000.00**



## COMMENTS

Fully Renovated Multi-Family Property with Excellent Income Potential Exceptional investment opportunity! This completely renovated multi-family building features three residential units, one commercial unit, and two separate one-car garages. The property consists of two duplexes connected by a breezeway, offering versatile use and strong rental income. The northside duplex includes a 1-bedroom, 1-bath unit with an attached garage on the first floor, and a 2-bedroom, 1-bath unit on the second floor. The southside duplex features a ground-level commercial space with a private office, full bath, kitchenette, and an attached 1-car garage that is ideal for a small business or professional office plus a 3 bedroom 2 Bathroom on the 2nd Floor. Every unit has been tastefully renovated with brand-new kitchens, bathrooms, flooring, and appliances, and is being sold fully furnished and equipped. Major upgrades include all new heating, central air, plumbing, electric, roof, and siding which will provide peace of mind and reduced maintenance costs. Whether you're an investor looking for strong cash flow or a buyer seeking a live/rent opportunity, this turn-key property checks all the boxes.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Curbs	Attached Garage	Dining Area	Slab
Deck	Auto Door Opener	Eat In Kitchen	
Porch		Laundry/Utility Rm	
Shed			



Ask for Joanne Kelly  
Berger Realty Inc.  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: jmk@bergerrealty.com

