

# Berger Realty

Since 1928



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

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 Kevin Halliday  
Berger Realty Inc.  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: keh@bergerrealty.com

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