

# Berger Realty

Since 1928



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



1142 Simpson Ave  
Ocean City, NJ 08226

Asking \$850,000.00



## COMMENTS

Beautifully Renovated Southside Duplex with Prime Rental Potential in Ocean City! This fully renovated duplex is part of a two-building condo complex, connected by a breezeway. The ground level features a spacious commercial unit, ideal for an office or professional space, complete with a one-car garage. The commercial unit includes a large main area, private office, full bathroom, and kitchenette. Upstairs, the second-floor residential unit boasts a stunning 3-bedroom, 2-bath layout with an open-concept living room and kitchen. Highlights include quartz countertops, a breakfast bar, stainless steel appliances, and a dedicated dining area. The spacious primary suite features ample closet space and a private bath. Two additional bedrooms, a full hall bathroom with washer and dryer, and high-end finishes throughout complete the space. Additional upgrades include brand-new gas heat, central air, all new electrical and plumbing systems, a new roof, siding, and railings. This turn-key property is being sold fully furnished and equipped, including TVs and window treatments. A fantastic investment opportunity with excellent rental income potential—perfect for owning in Ocean City while earning passive income!

## PROPERTY DETAILS

|                 |                  |                    |          |
|-----------------|------------------|--------------------|----------|
| OutsideFeatures | ParkingGarage    | OtherRooms         | Basement |
| Curbs           | Auto Door Opener | Dining Area        | Slab     |
| Deck            | One Car          | Eat In Kitchen     |          |
| Sidewalks       |                  | Laundry/Utility Rm |          |



Ask for Patricia (Trish) Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: pjs@bergerrealty.com

Sewer  
Public Sewer

