

Berger Realty

Since 1928



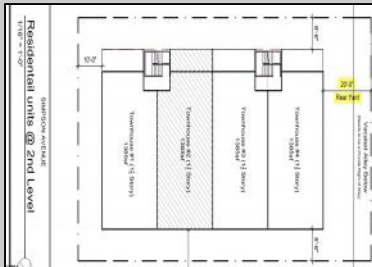
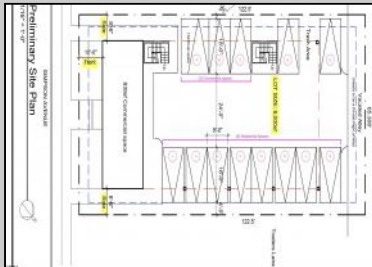
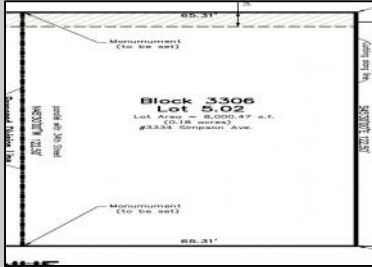
Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

info@bergerrealty.com



3332 Simpson
Ocean City, NJ 08226

Asking \$1,200,000.00



COMMENTS

Prime Development Opportunity – 8,000 SF Lot with Mixed-Use Potential Unlock the full potential of this 8,000 square foot property, offering a by-right development plan for four spacious townhomes (each approximately 1,385 sq ft) and one commercial unit (839 sq ft) with ample on-site parking. Perfectly suited for investors, builders, or developers seeking a ready-to-go project, this property's zoning and allowable use create a streamlined path to a lucrative mixed-use build. The layout provides the ideal blend of modern residential living and street-level commercial space, appealing to today's live-work lifestyle. Ample dedicated parking on-site Flexible design potential for maximum ROI Situated in a desirable location with strong demand for both residential and retail space, this is an opportunity to deliver a high-quality, income-producing property with lasting value. Bring your vision – the groundwork is already in place.

PROPERTY DETAILS



Ask for Brent Kolmer
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: bak@bergerrealty.com

