

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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437 Simpson  
Ocean City, NJ 08226

Asking \$650,000.00



## COMMENTS

Ocean City Bungalow on a generous 40x115 Lot for sale. Centrally located and just one block from the bay, and within easy walking distance to the beach, supermarket, shopping, recreation, restaurants, banks, and fishing. Whether you're looking for a vacation getaway, full-time residence, or investment opportunity, this home is a rare find in the heart of OCNJ. Property is being sold \"as-is.\" Seller makes no warranties or representations regarding the property's condition. Buyer is responsible for conducting their own due diligence and verifying all aspects of this listing. Buyer is responsible for the Certificate of Occupancy and C/O repairs, if any.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	None	Dining Room
	Deck		Storage Attic
	Fenced Yard		
	Sidewalks		
InteriorFeatures	AppliancesIncluded	AlsoIncluded	Basement
Carbon Monoxide Detector	Gas Stove	Blinds	Crawl Space
Smoke/Fire Alarm	Microwave		
	Refrigerator		
	Self Cleaning Oven		



Ask for Joe Young  
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Water  
Public

