

# 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 Thomas Byrnes  
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Water  
Public

