

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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2316 Simpson  
Ocean City, NJ 08226

Asking \$1,100,000.00



#### COMMENTS

Original Ocean City cottage style home sitting on a 40 x 115' lot. Renovate or build your dream home on this R1 zoned lot. Great neighborhood. Close to beach, boardwalk, bike path, sanctuary and the bay.

#### PROPERTY DETAILS

|             |               |                         |                    |
|-------------|---------------|-------------------------|--------------------|
| Exterior    | ParkingGarage | OtherRooms              | AppliancesIncluded |
| Asbestos    | None          | Eat In Kitchen          | Disposal           |
|             |               | Laundry/Utility Room    | Electric Stove     |
|             |               | Primary BR on 1st floor | Refrigerator       |
| Basement    | Heating       | Cooling                 | HotWater           |
| Crawl Space | Baseboard     | Window Units            | Electric           |
|             | Electric      |                         |                    |
| Water       | Sewer         |                         |                    |
| Public      | Public Sewer  |                         |                    |



Ask for Brian Kolmer  
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