

# Berger Realty

Since 1928



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

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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 Carole Lelli  
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