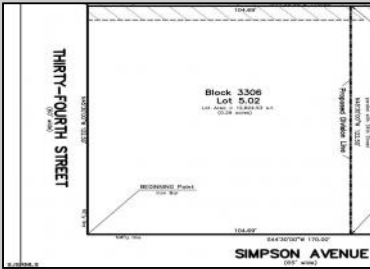


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



3336 Simpson  
Ocean City, NJ 08226

Asking \$1,999,000.00



## COMMENTS

Prime Development Opportunity – 12,824 SF Lot with Mixed-Use Potential Unlock the full potential of this 12,824 square foot property, offering a by-right development plan for Six spacious townhomes (each approximately 1,385 sq ft) and commercial space (4,000 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 Alexandra Caulfield  
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Email to: aic@bergerrealty.com

