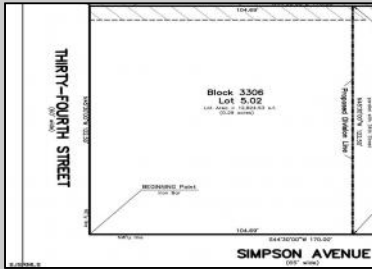


# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
[info@bergerrealty.com](mailto:info@bergerrealty.com)



3336 Simpson  
Ocean City, NJ 08226

Asking \$2,100,000.00



## 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 Phillip Bellucci  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [pjb@bergerrealty.com](mailto:pjb@bergerrealty.com)

