



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



221 Simpson, Ocean City, NJ, 08226

Price \$899,000.00



#### PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 0             |
| Bedrooms     | 0             |
| Baths Full   | 0             |
| Baths Half   | 0             |
| Year Built   | 1964          |
| Type         | Single Family |
| Block Number | 213           |
| Listing #    | 595776        |
| Taxes        | 2995.00       |

#### COMMENTS

*Endless Potential in Ocean City's Sought-After North end. Welcome to 221 Simpson Avenue—a rare opportunity to renovate or build your dream home in a desirable Ocean City neighborhood. Situated on a 40' x 115' lot, this property offers flexibility for a full-scale rehab or new construction. The sale includes approved architectural plans for lift & renovation and zon...*

#### PROPERTY FEATURES

|                 |               |             |             |
|-----------------|---------------|-------------|-------------|
| OutsideFeatures | ParkingGarage | Basement    | Heating     |
| Sidewalks       | None          | Crawl Space | See Remarks |
| Water           | Sewer         |             |             |
| Public          | Public Sewer  |             |             |

#### CONTACT

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