

# Berger Realty

Since 1926



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



1140-42 Simpson Ave, Ocean City, NJ, 08226

Price \$1,650,000.00



## PROPERTY DETAILS

Total Rooms	
Bedrooms	0
Baths Full	0
Baths Half	0
Year Built	
Type	
Block Number	1108
Listing #	597104
Taxes	6273.00

## COMMENTS

**Fully Renovated Multi-Family Property with Excellent Income Potential Exceptional investment opportunity! This completely renovated multi-family building features three residential units, one commercial unit, and two separate one-car garages. The property consists of two duplexes connected by a breezeway, offering versatile use and strong rental income. The northside du...**

## PROPERTY FEATURES

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Curbs	Attached Garage	Dining Area	Slab
Deck	Auto Door Opener	Eat In Kitchen	
Porch		Laundry/Utility Rm	
Shed			
Sidewalks			
Heating	Cooling	Water	Sewer
Electric	Ceiling Fan(s)	Public	Public Sewer
Forced Air	Central		
Gas-Natural			
Heat Pump			
Multi-Zoned			

## CONTACT



Ask for Carole Lelli  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-412-1340  
Email to: cli@bergerrealty.com

Scan to see Property page.



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