

# Berger Realty

Since 1926



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500  
oc17@BergerRealty.com



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

Price \$1,650,000.00

## PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  | 0       |
| 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 Troy Eggie  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-425-0992  
Email to: tde@bergerrealty.com

Scan to see Property page.



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