

Berger Realty

Since 1928



Berger Realty, Inc.
55th & Haven Avenue
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11 7th
Ocean City, NJ 08226

Asking \$1,599,900.00



COMMENTS

A rare opportunity in Ocean City's sought-after North End! This unique property features two homes on one parcel, offering incredible flexibility for personal use or investment. The front home on the corner lot (11 E 7th St.) is a renovated 4-bedroom, 2-bathroom home with granite countertops, a large center island, and stainless steel appliances in a beautifully updated kitchen. A bonus room can serve as a 4th bedroom or additional living space. It also includes a garage and 1 off-street parking spot for added convenience. The back home (640 Simpson Ave.) is a duplex, with a 1-bedroom, 1-bathroom unit on the first floor and a 3-bedroom, 1-bathroom unit upstairs. The duplex features hardwood floors, a living area, an eat-in kitchen, and in-unit washer and dryer, with the upstairs unit offering a private deck. The property provides 4 off-street parking spaces, making it an ideal rental or multi-family retreat. Perfectly located just off the 9th St. bridge, you're minutes from the beach, bay, Asbury Avenue's restaurants and shops, and all the best Ocean City has to offer!

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Heating
Outside Shower	Attached Garage	Laundry/Utility Rm	Gas-Natural
Cooling	HotWater	Water	Sewer
Central	Gas	Public	Public Sewer



Ask for Brian Kolmer
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