

# Berger Realty

Since 1928



Berger Realty, Inc  
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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

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