

Berger Realty

Since 1928



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

info@bergerrealty.com



1744 Wesley
Ocean City, NJ 08226

Asking \$1,099,900.00



COMMENTS

Great location! Discover an outstanding investment opportunity just steps from the beach and boardwalk. Only 4 houses to the beach and one from the corner. This first-floor unit is in impeccable condition with 1318 sq ft of living space. 3 spacious bedrooms and 2 bathrooms, including a fully renovated master bath with a new vanity, ceramic tile, and shower. The unit has newer flooring throughout, its freshly painted, a wood-burning fireplace, and kitchen outfitted with newer appliances. It sold fully furnished and equipped with some brand-new furniture. Enjoy the expansive front porch, two car off-street parking, and a strong rental history, already securing over \$35,000 in rentals for this upcoming summer. The second floor is privately used by the owner and does not rent. This property is an excellent choice for those looking for a second home or investor. Opportunity to buy at almost land value, improvement and have tons of equity. See associated documents for insurance, master deed, survey/parking details etc. Property is move-in ready, fully equipped, and easy to show.

PROPERTY DETAILS

Exterior Asbestos	ParkingGarage None	OtherRooms Laundry/Utility Room	Heating Baseboard Electric
Cooling Central	HotWater Electric	Water Public Water	Sewer Public Sewer



Ask for David P. Hadtke,
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: dph@bergerrealty.com

