

# Berger Realty

Since 1928



Berger Realty, Inc.  
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736 Wesley Ave  
Ocean City, NJ 08226

Asking \$795,000.00



SJSRMLS

### COMMENTS

Discover the epitome of coastal living in this impeccably refurbished 3-bedroom, 2-bathroom haven nestled within Ocean City's renowned landmark building. Situated on the 2nd Flr, this corner condo presents a seamless turn-key experience, boasting expansive bedrooms adorned with plush new carpeting, tiled bathrooms, and a capacious living area featuring vinyl flooring. Delight in culinary pursuits within the fully equipped kitchen, showcasing granite counters, upgraded cabinetry, a stylish tile backsplash, and stainless steel appliances, complemented by a separate laundry room for added convenience. Step onto the oceanside new deck and bask in the ocean breezes. Noteworthy upgrades include revamped electrical and plumbing systems, state-of-the-art Fujitsu mini splits for optimal heating and cooling, as well as new vinyl siding and commercial-grade metal roofing for enduring durability. Embrace the allure of this property's exceptional rental income (2023 income was 72K, leases booked to date for 2024 is 62K) strategically positioned in close proximity to the beach, boardwalk, and downtown shopping. Experience contemporary comforts within this exquisitely renovated sanctuary, tailored to suit vacationers and savvy investors alike seeking a coastal retreat or a lucrative investment opportunity by the shore.

### PROPERTY DETAILS

Exterior	Parking/Garage	Other Rooms	Interior Features
Vinyl	None	Laundry/Utility Room	Hardwood Floors Master Bath Pets Allowed Wall to Wall Carpet



Ask for Rita Gatto  
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