

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1109 Wesley  
Ocean City, NJ 08226

Asking \$2,890,000.00



## COMMENTS

**\*\*Exceptional DUPLEX Steps From the Beach and Boardwalk\*\*** Don't miss this rare opportunity to own a meticulously maintained duplex in the heart of Ocean City, just steps from the beach and boardwalk. Each unit features 4 bedrooms and 2 baths, offering ample space for family, guests, or investment potential. This property is loaded with amenities, including modern vinyl siding, multiple decks, garages, and generous storage. Inside, you'll find updated kitchens and well-appointed living spaces designed for comfort and convenience. With a strong rental history, this duplex is a proven income producer—each unit grosses approximately \$70K per year, with \$120K in bookings already secured for this summer season. Whether you're looking for a prime investment or a stunning vacation home, 1109 Wesley Ave checks all the boxes. Schedule your private tour today!

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Curbs	Two Car	Dining Area	Crawl Space
Deck		Eat In Kitchen	
Outside Shower			
Sidewalks			
Heating	Cooling	HotWater	Water
Forced Air	Ceiling Fan(s)	Gas	Public
	Central		



Ask for James Gray Haenn  
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