

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
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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

|                  |                |                |             |
|------------------|----------------|----------------|-------------|
| Outside Features | Parking/Garage | Other Rooms    | Basement    |
| Curbs            | Two Car        | Dining Area    | Crawl Space |
| Deck             |                | Eat In Kitchen |             |
| Outside Shower   |                |                |             |
| Sidewalks        |                |                |             |

|            |                |           |        |
|------------|----------------|-----------|--------|
| Heating    | Cooling        | Hot Water | Water  |
| Forced Air | Ceiling Fan(s) | Gas       | Public |
|            | Central        |           |        |



Ask for Linda Watts  
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