

# Berger Realty

Since 1920



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

Asking \$1,450,000.00



## COMMENTS

**\*\*Exceptional Second-Floor Unit – Steps from the Beach & Boardwalk!\*\*** Don't miss this rare opportunity to own a meticulously maintained second-floor unit in the heart of Ocean City, just steps from the beach and boardwalk. This spacious 4-bedroom, 2-bath home offers the perfect blend of comfort and convenience. The property features modern vinyl siding, multiple decks, a garage, and ample storage. Inside, you'll find an updated kitchen and well-appointed living spaces, making it an ideal shore retreat or investment opportunity. With a strong rental history, this unit is a proven income producer, grossing approximately \$70K per year, with significant bookings already secured for the summer season. Whether you're looking for a prime investment or a stunning vacation getaway, this property delivers. Schedule your private tour today!

## PROPERTY DETAILS

Exterior Vinyl	ParkingGarage Attached Garage One Car	OtherRooms Dining Area Eat In Kitchen Great Room	InteriorFeatures Fireplace(s) Master Bath Pets Allowed Wall to Wall Carpet
Heating Forced Air	Cooling Ceiling Fan(s) Central	HotWater Gas	Water Public Water



Ask for Leon Grisbaum  
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