

# Berger Realty

Since 1928



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

Asking \$1,449,000.00



## COMMENTS

Located in Ocean City's coveted Historic District, this exceptional duplex blends timeless charm, income potential, and a prime coastal location. The property offers a total of 9 bedrooms and 3.5 baths—featuring a spacious 6-bedroom, 2.5-bath upper unit perfect for extended family use, seasonal rental, or a private beach retreat, and a well-maintained 3-bedroom, 1-bath lower unit currently occupied by a long-term tenant, providing immediate rental income. In the rear of the property, you'll find a detached garage and off-street parking, a true luxury in this highly desirable neighborhood, as well as a dedicated workshop space—ideal for hobbies, storage, or creative use. Just steps from the beach, boardwalk, and the town's vibrant downtown, this home delivers convenience, character, and versatility. Whether you're seeking a smart investment, a legacy shore property, or both, this rare offering in one of New Jersey's most iconic neighborhoods checks every box.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Heating
Curbs	Two Car	Dining Room	Radiator
Fenced Yard		Kitchen	
Outside Shower		Living Room	
Porch-Enclosed		Storage Attic	
Sidewalks		Workshop	
HotWater	Water	Sewer	
Gas	Public	Public Sewer	
<p>Ask for Mark Kolmer Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: mkj@bergerrealty.com</p>			

