

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1836 Wesley  
Ocean City, NJ 08226

Asking \$2,995,000.00



## COMMENTS

Now offered as a prime Goldcoast development opportunity, 1836 Wesley Avenue sits on an oversized 40' x 120' lot directly across from Ocean City's iconic beaches and boardwalk. This rare parcel offers sweeping ocean views and is ideally positioned for those looking to build new luxury construction in one of the island's most coveted locations. Zoned R-2, the property allows for a range of future development options, including a spacious custom single-family home or two 5-bedroom condominium units. Whether you envision a beachside compound with a pool or a luxury duplex design, this site offers exceptional flexibility and strong resale potential. With ample space for outdoor living areas, garages, and off-street parking, the possibilities are endless. The existing structure is in good condition and available for use or rental this summer while you finalize plans to rebuild in the future. Don't miss this rare opportunity to create a bespoke coastal retreat in Ocean City's most desirable beachfront neighborhood. Start designing your Goldcoast dream home today.

## PROPERTY DETAILS



Ask for Brent Kolmer  
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