

# Berger Realty

Since 1928



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838 Wesley Ave  
Ocean City, NJ 08226

Asking \$1,875,000.00



## COMMENTS

838 Wesley Ave - Newer construction (2017) second-floor condo with a private elevator, generous sleeping accommodations with 5 bedrooms, and three full baths. Thoughtfully designed for comfort and coastal style, the open layout showcases a gourmet kitchen with stainless steel appliances, granite countertops, and seamless flow to the living and dining areas. A front patio extends the living space—ideal for morning coffee, entertaining, and catching some sun! This beauty includes a huge cabana and storage area in the garage level that very versatile. Prime location: park once and stroll to the beach, boardwalk, and the shops and restaurants along Asbury Avenue. Recent system update includes a new AC condenser (2024). Investment appeal: outstanding rental history with approximately \$113,000 gross income in 2025 (per seller). Bookings for 2026 are already underway with four weeks reserved as of November 2025. Offered fully furnished (excluding personal items). A turnkey opportunity for a luxury shore retreat and an income producer in the heart of OC.

## PROPERTY DETAILS

Exterior	ParkingGarage	OtherRooms	InteriorFeatures
Vinyl	One Car	Dining Area	Handicap Features
			Hardwood Floors
			Kitchen Center Island
			Master Bath
			Pets Allowed



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