



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



Asking \$1,875,000.00

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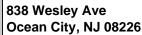














COMMENTS

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 Vinyl One Car

OtherRooms Dining Area InteriorFeatures Handicap Features Hardwood Floors Kitchen Center Island Master Bath Pets Allowed



CoAlsis for Joan S. Spenser

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Sewer Public Sewer

