

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



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          |



Ask for Phillip Beltrami  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: pjb@bergerrealty.com

Sewer  
Public Sewer

