

Berger Realty

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Berger Realty, Inc.
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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



Ask for Steven Spangler
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