

# Berger Realty

Since 1928



Berger Realty, Inc.  
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3108 Wesley  
Ocean City, NJ 08226

Asking \$715,000.00



## COMMENTS

Join us for our open house this weekend Saturday 11/22 from 11am-2pm. Welcome to 3108 Wesley Unit 1S, a classic Ocean City beachfront condo with the boardwalk and sand just outside your door. The sun-filled living area flows into an eat-in kitchen, with two comfortable bedrooms and a full bath arranged for easy shore living. Tile floors handle beach days with ease and the in-unit washer and dryer keep everything simple. Step outside for morning coffee with ocean breezes, then walk to rides, restaurants, and shops. This home also performs as an investment. Gross bookings were about 40,300 in 2024 and about 34,700 in 2025, averaging roughly 37,500 across both seasons. The year-over-year dip reflects that the 2025 owner rented fewer weeks than in 2024. Revenue can be increased by opening additional weeks and fine-tuning shoulder and off-season pricing. Demand is proven, with strong peak-season rates and repeat tenants. Whether you want a turnkey rental, a low-maintenance shore place, or a mix of personal use and income, Unit 1S delivers the Ocean City lifestyle in a true beachfront location.

## PROPERTY DETAILS

|                                  |                         |                              |                                           |
|----------------------------------|-------------------------|------------------------------|-------------------------------------------|
| Exterior<br>Vinyl                | ParkingGarage<br>None   | OtherRooms<br>Eat In Kitchen | InteriorFeatures<br>Kitchen Center Island |
| Heating<br>Baseboard<br>Electric | Cooling<br>Window Units | HotWater<br>Electric         | Water<br>Public Water                     |



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