



**1009-1011 WEsley Ave  
Ocean City, NJ 08226**

**Asking \$3,868,000.00**



#### COMMENTS

Located in the heart of Ocean City's Downtown, this location is perfect for Everything that Ocean City has to offer. Park your car and walk (or bike) to anything you need. Built on an oversized lot in 2006, this 6,000+ sq ft lot allows for a unique design and layout of over 5,300 sq feet, like no other in town. Featuring 10 bedrooms, 10 Full bathrooms and 2 half baths, there is plenty of room for larger families or entertaining guests. Six of the bedrooms are complimented by an ensuite bath, four share a hall bath and there are two Full Cabana Baths on the ground floor, great for coming off the beach. An elevator services all the floors for easy access. The large lot allows for a larger than usual Great Room, each floor boasting a large dining area and over-sized kitchen center island that compliments the living area. The front porch is an excellent extension of the living area and large enough to have a table and chairs for 6, along with additional seating. There are four additional decks; two private side decks off ensuite bedrooms and a long rear deck accessible by six other bedrooms. Ample parking in the rear, off the alley with a three-car garage and three+ car parking behind the garage. You are a two block walk from all the main attractions; the beach, boardwalk, amusement park, downtown shopping on Asbury, Ice Cream shops and everything else you'd expect on your visit. This property is a rental machine and boasts \$200K+ in income each summer. There are leases in place for 2025, but if you are not looking to rent, take the income this year and enjoy the future years in South Jersey's Premier Summer Playground! Easy to show. Cal today for your private tour.

#### PROPERTY DETAILS

|                 |                    |                    |             |
|-----------------|--------------------|--------------------|-------------|
| OutsideFeatures | ParkingGarage      | OtherRooms         | Basement    |
| Cabana          | Attached Garage    | Den/TV Room        | Crawl Space |
| Curbs           | Auto Door Opener   | Dining Area        |             |
| Deck            | Three or More Cars | Eat In Kitchen     |             |
| Porch           |                    | Great Room         |             |
| Sidewalks       |                    | Kitchen            |             |
|                 |                    | Laundry/Utility Rm |             |
|                 |                    | Living Room        |             |
|                 |                    | Storage Attic      |             |
| Heating         | Cooling            | HotWater           | Water       |
| Forced Air      | Ceiling Fan(s)     | Gas                | Public      |
| Gas-Natural     | Central            |                    |             |
| Multi-Zoned     | Multi-Zoned        |                    |             |

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# Berger Realty

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Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Public Sewer

