



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 ☑ info@bergerrealty.com



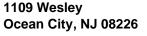












Asking \$2,890,000.00



## COMMENTS

\*\*Exceptional DUPLEX Steps From the Beach and Boardwalk\*\* Don\'t miss this rare opportunity to own a meticulously maintained duplex in the heart of Ocean City, just steps from the beach and boardwalk. Each unit features 4 bedrooms and 2 baths, offering ample space for family, guests, or investment potential. This property is loaded with amenities, including modern vinyl siding, multiple decks, garages, and generous storage. Inside, you\'ll find updated kitchens and well-appointed living spaces designed for comfort and convenience. With a strong rental history, this duplex is a proven income producer—each unit grosses approximately \$70K per year, with \$120K in bookings already secured for this summer season. Whether you\'re looking for a prime investment or a stunning vacation home, 1109 Wesley Ave checks all the boxes. Schedule your private tour today!

PROPERTY DETAILS			
OutsideFeatures Curbs Deck Outside Shower Sidewalks	ParkingGarage Two Car	OtherRooms Dining Area Eat In Kitchen	Basement Crawl Space
Heating Eorcod Air	Cooling Ceiling Fan(s) Central Ask for Carole L Berger Realty In 109 E 55th St., 0 Call: 609-399-42 Email to: cll@be	c Dcean City 211	Water Public